

A P P R O V E D

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at Town Hall located at 4401 State Route 31, Clay, New York on the 23rd of March 2011. The meeting was called to order by Chairman Lepkowski at 7:30 PM and upon roll being called, the following were:

PRESENT:	Walter Lepkowski	Chairman
	Karen Guinup	Deputy Chairperson
	Allen Kovac	Member
	Hal Henty	Member
	James Sharpe	Member
	Russ Mitchell	Member
	David Hess	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Doug Wickman	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT:

A motion was made by Russ Mitchell seconded by Karen Guinup to approve the minutes of the previous meeting.

Motion Passed 7-0

Public Hearings:

2011-7 Red Barn Country, LLC- Buckley Woods (3) – Preliminary Plat- 7354 ± Buckley Rd.

Chairman Lepkowski opened the Public Hearing. Hal Romans, Surveyor for the applicant presented the plan. Existing sewers for 4 building lots will be tied into existing. Hal stated that this is a separate tax parcel on the east side of Buckley Rd., zoned R-10, and a Variance for lot width was granted from the ZBA. Hal stated that in this case it is important to see how this and the 4-lot subdivision across the street relate to each other.

The converted areas will not disturb the wetland area. New storm sewers across the street, and sanitary sewers run on the east side of Buckley Rd. County DOT approved the driveways as presented; there will be two driveways that will be shared. The Highway Overlay setback is 116 feet, per Town Zoning Code book. Town guidelines will be followed for drainage. Doug Wickman will check into *Phase 2 Regulations* that need to be checked.

A motion was made by Allen Kovac and seconded by Russ Mitchell to adjourn to the April 13, 2011 meeting.

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Motion Passed 7-0.

2011-8 Red Barn Country, LLC-Buckley Meadow (3)-Preliminary Plat- 7353± Buckley Road

Chairman Lepkowski opened the Public Hearing. Hal Romans, Surveyor for the applicant presented the plan, he began by recapping that this proposal is across the street from the case presented just before this one. The parcel is a farm field that would be subdivided into 4 lots, and it conforms to the R-10 zoning regulations. Four independent driveways would be approved. Public Sanitary Sewers on same side of road. Drainage is existing and new drainage would take advantage of conservation/green design regulations. Watermain will be addressed with OCWA, and the hydrants were identified. The lots would range in size from 28,000 square feet to 58,000 square feet.

1. County Proposals working some modifications—obtain driveway permits.
2. Storm water drains will be maintained to town regulations.
3. Adequate H2O supplies with OCWA. Fire hydrants on 2 sides of road.
4. National Flood Insurance has been addressed.

Arterial setback line 115 feet from road center.
Comments from audience by Dorothy Heller

A motion was made by David Hess and seconded by Russ Mitchell to adjourn hearings to April 13, 2011.

Motion Passed 7-0.

Old Business: Adjourned Hearings

2010-8-3 COR VerPlank Road Co., LLC (3) – Zone Change Recommendation, RA-100 & R-APT to R-15 at the westerly end of Dell Center Drive (Adjourned from 7 previous meetings)

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by Karen Guinup to adjourn the Public Hearing to April 13, 2011.

Motion Passed 7-0

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2011-1-5 Carkner Development (3) – Amended Site Plan- 7196 Morgan Rd.

Chairman Lepkowski opened the Public Hearing. Jeff Carkner was present for the applicant. Complete package-lighting, aerial, right of ways, areas of disturbed land were all discussed. Sanitary lines running under building is not good policy, rather it is recommend to run around the building as suggested by Doug Wickman. Fire hydrants are located across the street. Land disturbance must stay under 1 acre of disturbance to avoid filing a SWPPP. Clarification on the drainage is needed from the County. Jeff stated that there is no culvert, only a swale, Doug stated that they will be tied into it and would need permission from the County.

Karen Guinup stated that the relocation of the sewer line is not mandatory, only a recommendation and the applicant can do as he chooses.

The Chairman discussed with Doug Wickman if it is ok to approve this with legal and engineering, or should the applicant come back. Doug stated that the plan is not in its final stage and approval would be premature at this time.

Lighting was briefly discussed, and the applicant stated that he will get revisions to the C&S for the next meeting.

A motion was made by Allen Kovac seconded by James Sharpe to adjourn the Public Hearing to April 13, 2011.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

NONE

Work Session

JoLu Development Company, *Tocco Villagio*, PDD Project Plan Discussion.

Chairman Lepkowski opened the hearing. Amy Franco of Clough Harbor and Associates was present to update the Board on the progress of the Project Plan. She presented the changes, they've been working on the aesthetics of the buildings at this point in the project.

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Amy stated that they are now proposing to decrease number of town homes from 54 to 48, increase the number of apartment units from 192 to 224 units with garages underneath, and decrease the square footage of the office/commercial space from 27,750 sq. ft. to 24,000 sq. ft. The Commissioner of Planning was concerned about this change, stating that this does not match the resolution made by the Town Board, while the changes seem insignificant, Mark will check with the Town Board and get back to Amy and the Planning Board with the result.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the PDD Project Plan Discussion to April 13, 2011.

Signs

Route 31 Associates L.P.- 3975 State Route 31, Applebee's

Zoned RC-1, permit # 42,590

Proposed 3 Wall Signs- Allowed 2/tenant, (***Applicant received Area Variance, ZBA March 14, 2011, Case # 1398***) 8% max of wall face (121.6 sq. ft. AND 91.5 sq. ft. are allowed for this tenant). Applicant is proposing two 78.9 sq. ft. signs, AND one 70.8 sq. ft. sign. All meet requirements of the code when area variance is taken into consideration.

The Board discussed why it was 9 signs, and it was explained that is was really only 3 signs, and a variance was granted. It is currently exposed neon, and is proposed to be LED lighting, and will not be as bright. This will also be a substantial cost saving to the applicant.

A motion was made by Hal Henty, seconded by David Hess to approve the signs as presented.

Motion Passed 7-0

5251 Witz, LLC.- 5251 Witz Dr., Ianuzi & Romans Land Surveying, P.C.

Zoned O-2, permit # 42,631

1-Wall Sign- Allowed 1/tenant, 32 square feet max. Applicant is proposing one 29.8 sq. ft. sign on the south face of the building. This meets requirements of the code. The applicant will also put address numbers measuring 1.3 sq. ft. over the entryway.

2- Freestanding Sign panel additions- Allowed one per entry. Applicant is proposing a 3 sq. ft. panel on the Witz/Allen Rd. Sign, and a 33 sq. ft. panel on the Taft Rd. sign. This meets requirement of what was previously approved for this site.

The Board felt this sign should be up-lit instead of down-lit. They also discussed if the symbol is a part of the sign.

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A motion was made by David Hess, seconded by Allen Kovac to approve the sign as presented.

Motion Passed 7-0

5251 Brian Tromblee- 5241 Witz Dr., Forth Tromblee Dentistry

Zoned O-2, permit # 42,645

1-Wall Sign- Allowed 1/tenant, 32 square feet max. Applicant is proposing one 16.3 sq. ft. sign on the front of the building. This meets requirements of the code. 2 lights above the sign will illuminate the sign.

There was a question about the type of lighting from above the sign, and what this entails.

Commissioner needs to approve lighting as not to interfere with traffic.

A motion was made by Hal Henty, seconded by James Sharpe to approve the sign with the following condition:

- The Commissioner of Planning needs to approve the lighting of the sign to make sure that it is not too bright to interfere with traffic/neighborhood aesthetics.

Motion Passed 7-0

A motion was made by David Hess, seconded by Allen Kovac to adjourn the meeting at 9:35PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons