

Regular Meeting
Planning Board
February 22, 2012

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 22nd of February 2012. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

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

ABSENT: Allen Kovac

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

Motion Passed 5-1 Abstain (Walter Lepkowski abstained).

Public Hearings:

NONE

Old Business: Adjourned Hearings:

2011-41 7176 Buckley Road LLC, Site Plan – 7176 Buckley Road (adjourned from 4 previous meetings)

Chairman Hess opened the public hearing. Hal Romans was present to explain the proposal. Mr. Romans stated that the applicant is seeking approval on one parcel at this time, and other development will probably take place on neighboring parcels at a future date.

Mr. Romans stated that National Grid is working on electrical service and which direction it will come from. He also explained that stormwater measures that will be put in place for this project. The infiltration basin is to be dry most of the time. Roof leaders will drain into a drainage bed along building perimeter (planters) and porous pavement will be used for water run-off (parking

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lot). The driveway will be regular pavement. Storm water planters are to be utilized to act as infiltration basins that will have the roof drains connected directly into them. There will be emergency drainage will be located in the southwest corner.

Mr. Romans stated that a stockade fence, and Austrian Pines are to be used for screening from adjacent properties. A flood light that is motion-sensor detection will be located in rear of the property.

The Board stated that a note must be put on the plan concerning the inter-connection. Mr. Romans stated that he is doing work for the parcel to the south, so the driveways will align on the plan.

The applicant assured the Board that porous pavement will not be sealed over as this was a concern of the Board.

This parcel will possibly be over 1 acre with disturbance once the additional areas of disturbance are considered, which would require the filing of a full SWPPP

Next meeting the applicant will submit cut sheets, maintenance agreement, and will continue to work with Ron DeTota.

The Public Hearing will remain open.

A motion was made by Hal Henty and seconded by Karen Guinup to adjourn the Public Hearing to March 14, 2012.

Motion Passed 6-0

**2011-45 Ticada Realty (Heritage Commons) – (3) Site Plan - 5496 East Taft Road
(adjourned from 3 previous meetings)**

Chairman Hess explained that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by Karen Guinup to adjourn the Public Hearing to March 14, 2012.

Motion Passed 6-0

Old Business: Hearings Closed

2011-44 Hyland Gardens (Red Barn Country LLC) – (3) preliminary Plat – 7162 Buckley Road (adjourned from 2 previous meetings)

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A motion was made by Karen Guinup and seconded by Russ Mitchell to adjourn the Public Meeting to March 14, 2012.

Motion Passed 6-0

New Business:

Maple Park- Preliminary Plat Change. On Maple Road (Case Number 2011-22)

Hal Romans was present for the applicant. Mr. Romans explained that the applicant would like to add one additional lot to the previously approved preliminary plat. Originally started at 19 lots and previously approved 18 lots. They would like to go to 19 lots. On upper curve lots 4-9, made sense to add lot back in. All single-family, ranch-style community homes. All lots will conform to the zoning code.

A motion was made by Karen Guinup seconded by Hal Henty, using form #30, granting Amended Preliminary Plat Approval to Group One Development, LLC.- *Maple Park*, for property located in the R-15 zoning district, located at Maple Rd., northwest of Caughdenoy Rd. Case # 2011-22 based on a map by Ianuzzi and Romans, being file #2868.014 dated 4-18-2011, last revised 1-16-2012. Subject to all engineering and legal requirements.

The Planning Board finds this is a Type II. Action.

Motion Passed 6-0

Blockbuster- Tree removal request

No one was present for the applicant.

A motion was made by Hal Henty, seconded by Karen Guinup to adjourn the request to the March 14, 2012 meeting

Motion Passed 6-0

SIGNS

NONE

Work Session:

NONE

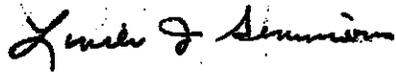
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A motion was made by Hal Henty, seconded by Karen Guinup to adjourn the meeting at 8:45PM.

Motion Passed 6-0

Respectfully Submitted

A handwritten signature in cursive script that reads "Linda J. Simmons".

Linda Simmons