

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 13th of July 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	Comm. of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota, II	C & S Engineers
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT: None

A motion was made by David Hess seconded by Allen Kovac to approve the minutes of the previous meeting.

Motion Passed 7-0

Public Hearings:

2011-21 Mario Mirra (3) Special Permit Recommendation – 7190-7192 Buckley Road

Chairman Lepkowski opened the public hearing. Kendra Jones was present to explain the proposal. She stated this property has several existing businesses on it. They are auto detailing, self service car wash, an auto car wash, and a Zumba dance instruction studio. They are proposing a pre-owned auto sales business that would utilize 18 parking spaces. The applicant stated that this would fit in the designated area and still allow access for all uses. There is one owner for the entire parcel. There would be no auto repair shop. Mechanical work would be done at another location.

The Chairman asked how repairs of the cars works, and the applicant stated that they have another business in Liverpool that would handle the repairs; this location is solely for sales. The Board recommended that she present map showing all the required parking spaces needed, by code, for all of the businesses located on the parcel. They had concerns for customers of the

A P P R O V E D

Zumba/Pilates business backing out into the used car sales area, unless there was sufficient room provided. All parking spaces should be marked and striped, in relationship to all buildings.

Public hearing to be left open.

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to July 27, 2011

Motion Passed 7-0

2011-22 Group One Development, LLC (Maple Park) (3) Preliminary Plat – Maple Road, just north of Caughdenoy Road

Chairman Lepkowski opened the public hearing. Hal Romans, of Ianuzi and Romans Land Surveyors, surveyor for applicant was present to explain the proposal. This area was granted zone change 2 years ago to R-15. They are proposing an 18- lot sub-division that will conform to R-15 regulations; 15,000 square foot lots. The individual lot that this subdivision surrounds is now owned by the developer; it was not part of the zone change at the time. The target market for this development is age 55 and older.

The County Referral recommends this proposal be disapproved. The County discourages large lot development, stating that this is not an efficient use of land currently served by infrastructure. They also feel this would be a better project if it was clustered. The County would also like to see an interconnect with adjacent parcels. Storm water management will be required, and the Town Engineer stated that the new DEC regulations that went into effect March 1, 2011 may impact the design of this site.

Alex Wisniewski of LJR Engineering PC is the project engineer. He stated the preliminary drainage report was completed prior to submission. Soil samples have been done. He stated that this project will meet green infrastructure requirements. There will be a disconnect for roof drainage, and open swales. Provisions are not conducive to town standards and the Town Code may need to be changed to accommodate the new regulations. Sanitary sewers were discussed. Improvements to Gatewood pump stations may need to be made. This station is located a short distance from the development and it would be able to handle sewage, generated from this development, for the additional standard homes.

The Board stated that the applicant shall pursue the zone change for the portion of this project that was not part of the original zone change to R-15.

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to August 24, 2011

A P P R O V E D

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 12 previous meetings)

Chairman Lepkowski opened the public hearing. Kate Johnson, legal representative for COR Development was present to explain the proposal.

Zoning: 77-acre parcel of land, currently zoned RA-100; requesting R-15 zoning.

Issues: sewer capacity for projects. A flow study was completed in the spring to project flows to service capacity.

Ron DeTota from C&S Engineers explained the flow meter process. He feels confident that the service capacity needed for the apartments and the single-family homes does exist.

Access from Ver Plank is not an option at this time, as the road does not have the capacity to handle the increase in traffic. Currently, the County DOT does not have plans for improvement. The possibility for emergency access from Ver Plank has been discussed with the County DOT and will be considered. Gated access is suggested.

Hal Romans went over the recommendations of County Planning Board.

Storm water- The applicant is trying to identify green infrastructure requirements to meet the new laws. Studies show they exceed minimum requirements. Conservation and roof runoff will be looked at for additional measures to get 100% of requirements.

Make sure traffic study takes into consideration the new traffic signalization changes that will take place in November.

Kate will check with DOT to make sure the letter that was issued is correct with changes to be made in November.

They will coordinate with Wal*Mart as both projects proceed.

Drainage report has been submitted to C &S, hopefully will be reviewed by the next meeting.

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to July 27, 2011.

A P P R O V E D

Motion Passed 7-0

**2011-20 Taft Road Development Parking Lot Expansion (North Medical) (3) Site Plan
(adjourned from one previous meeting)**

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 August 24, 2011.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Sign & Lighting Services, LLC. - 7365 Oswego Rd., Pizza Hut.

Zoned RC-1, permit # 43,049

Roof Sign- 2 per building allowed, 32 sq. ft. max. Applicant is proposing two 20.3 sq. ft., signs. The signs will be lit with fluorescent illumination. The proposed signs will meet the code.

Freestanding Sign- Applicant is proposing a face change on the existing sign.

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

Motion Passed 7-0.

Sign & Lighting Services, LLC. - 7879 Oswego Rd., Pizza Hut.

Zoned RC-1, permit # 43,048

Wall Sign- 2 per tenant allowed, 8% wall of wall (36.7 sq. ft. allowed). Applicant is proposing one 29.28 sq. ft., sign. The sign will be lit with fluorescent illumination. The proposed sign will meet the code.

A P P R O V E D

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

Motion Passed 7-0.

Syracuse Signage, Inc. - 4154 St. Rt. 31, JoAnn Fabrics.

Zoned RC-1, permit # 43,090

Wall Sign- 2 per tenant allowed, 8% wall of wall (288 sq. ft. allowed x 2 walls). Applicant is proposing one 281 sq. ft., sign and one 80 sq. ft. sign. The sign will be lit with LED illumination, but the *Classes* and *Floral* portion of the wall Sign are not LED. The proposed signs will meet the code.

Freestanding Sign- Applicant is proposing face changes on the existing signs.

A motion was made by David Hess, seconded by Allen Kovac to approve the sign as presented, with the condition that the 'Coming Soon' portion of the sign is removed the day of opening.

Motion Passed 7-0

KRSM, LLC.- 4560 Buckley Rd., Empire Merchants North.

Zoned I-1, permit # 43,110

Wall Sign- 2 per tenant allowed, 8% wall of wall (128 sq. ft. allowed). Applicant is proposing one 24 sq. ft., sign. The sign will be non-illuminated. The proposed sign will meet the code.

A motion was made by Hal Henty, seconded by Karen Guinup to approve the sign as presented.

Motion Passed 7-0

Work Session

JoLu Development Company, Tocco Villaggio, 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.

The Board wants to request an additional extension from the Town Board to October 20.

The Board still needs to see the total landscaping plan, and all plans normally found in a Site Plan submittal still need to be submitted.

Regular Meeting
Planning Board
July 13, 2011

A P P R O V E D

The phasing plan needs to be submitted. Phase 1; construction of roads and utilities including Legionnaire and Rte 31 connection shall be shown.

Comments from the fire department need to be received.

The Board asked if all buildings are going to have sprinklers. They also want to see the location of fire hydrants.

A motion was made by James Sharpe seconded by Karen Guinup to adjourn the **PDD Project Plan Discussion** to August 24, 2011.

A motion was made by Karen Guinup, seconded by James Sharpe to adjourn the meeting at 10:25 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons