

APPROVED

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 27th of October 2010. 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
	David Balcer	Town Planner
	William Perrine	C & S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

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

Motion Passed 7-0

Public Hearings:

2010-9-1 Red Barn Country, LLC (3), Zone Change Recommendation from R-10, One Family Residential to R-TH, Townhouse District – Buckley Road (South of Waxwood Circle on west side of Buckley Road)

Chairman Lepkowski opened the public hearing. Hal Romans off Ianuzi & Romans presented the plan. Mr. Romans said the applicant would like to build townhouses; the buildings would be the size of a large house. There will be 6 lots, on 3.4 acres; they meet all set back requirements. The Chairman asked if the applicant looked into clustering. Mr. Romans said they did, however the arterial set back line is too far back. In his experience it has been difficult to acquire a variance.

Russ Mitchell asked about the steep driveways onto Buckley Road, it is too dangerous for people to back out. Mr. Romans said on a site like this we bring in fill to ease the incline; also there is plenty of room for a turn around.

APPROVED

William Perrine asked if the detention area would be in the northeast corner. He also mentioned that this site eventually drains across the road to a sensitive area, Mill Brook.

Karen Guinup said when this site was before the Board previously, residents concerns were with drainage as well as cleaning out the ditches. David Balcer said the residents could contact the Highway Department to have the ditches cleaned out.

David Arnold, a resident, asked Mr. Hafner the property owner if he had used pesticides on this site. He also stated the applicant should do soil tests. Chairman Lepkowski explained the Planning Board is an advisory board; he would have to take this up with the Town Board.

Chairman Lepkowski closed the Public Hearing. We have studied this property in great detail when it was before us this summer.

The Chairman said the Board was in favor of the office use. Russ Mitchell was in favor of residential.

A motion was made by Hal Henty seconded by James Sharpe to make a recommendation to the Town Board using standard form # 50 for case # 2010-9-1 Red Barn Country, LLC, Zone Change from R-10, One Family Residential to R-TH, Townhouse District located on Buckley Road (South of Waxwood Circle on west side of Buckley Road) to grant the Zone Change. We feel it is compatible, will have no significant impact on traffic, no environmental impact and requires no other permit-granting agency including the Federal Government.

Motion Passed 7-0

2010-10-5 Kelly-Tobin Development (1), Final Plat – Lawton Valley Hunt Section 15

Hal Romans of Ianuzi and Romans and Kevin Berry the applicant were present. Hal Romans presented the plan. Mr. Romans said there are no changes from the preliminary plat. Chairman Lepkowski asked when Lawton Road would be complete. Mr. Berry said they have been waiting two months for Verizon to move the poles. He said the southern side would be paved by the end of November. The northern side will not be complete until next year.

David Hess asked if the electric was in yet, Mr. Berry said no that would go in as they build. Scott Chatfield said the electric is not a public utility, the applicant is responsible.

Chairman Lepkowski closed the public hearing.

A motion was made by Russ Mitchell seconded by Karen Guinup to approve the Final Plat using form # 40, for Case # 2010-10-5 Kelly Tobin Development, located at Lawton Valley Hunt

APPROVED

Section # 15. Based on a map by Ianuzi and Romans file # 1774.004 dated 12-3-09. Subject to all legal and engineering.

Motion Passed 7-0

Old Business: Adjourned Hearings

2010-8-1 COR VerPlank Road Company, LLC (3) Preliminary Plat - Westerly end of Dell Center Drive (Adjourned from 2 previous meetings)

***2010-8-2 COR VerPlank Road Company, LLC (3) Site Plan – Westerly end of Dell Center Drive (Adjourned from 2 previous meetings)**

***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 1 previous meeting)**

The applicant requested an adjournment to the November 10, 2010 meeting.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the 3 Public Hearings to November 10, 2010.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business: Signs

John Arquette Properties – Kimbrook Plaza 8395 Oswego Road

Zoned RC-1, permit #42,497

Wall signs – Allowed 2/tenant, max s.f. 8% of the wall area.

Allowable area ‘front side’ is 102.4 s.f.

Proposed sign is 34.16 s.f.

Allowable area ‘side wall’ is 35.84 s.f.

Proposed sign is 34.16 s.f.

APPROVED

Freestanding signage is face change only 24 s.f.

A motion was made by Hal Henty seconded by Russ Mitchell to approve the sign as presented.

Motion Passed 7-0

McDonalds – 7505 Oswego Road (in front of Wegmans)

Zoned RC-1, permit #42,469

Private traffic signage (minor sign) – Allowed 4 s.f., and may be adjusted by the Planning Board for enhancing sign purpose.

Proposed sign 6.65 s.f. ea.

A motion was made by Karen Guinup seconded by James Sharpe to approve the sign as presented.

Motion Passed 7-0

Work Session

NONE

A motion was made by David Hess seconded by James Sharpe to adjourn the meeting at 8:45 P.M.

Motion Passed 7-0

Respectfully Submitted

Gloria Wetmore