

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 11th of January 2012. 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
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	David Hess	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:

Organizational Items for 2012

A motion was made by Russ Mitchell seconded by Hal Henty to appoint C&S Engineers as the Planning Board Engineer for the year 2012.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by James Palumbo to appoint Scott Chatfield as Planning Board Attorney for the year 2012.

Motion Passed 7-0

A motion was made by David Hess seconded by Allen Kovac to approve the Planning Board Meeting Calendar for the year 2012 as follows; the second and fourth Wednesdays of the month at 7:30 PM with only 1 meeting in June, August, and December.

Motion Passed 7-0

Appointment of the Deputy Chairperson to the Planning Board will be determined at a later date.

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

Motion Passed 6-1 abstain (Karen Guinup abstained as she was not present at the last meeting.)

Public Hearings:

7:30 P.M. 2011-43 *Morgan Square* (Affordable Senior Housing of New York, Inc.) – (3) Site Plan - 8565 Morgan Road

Chairman Lepkowski opened the public hearing. Christopher D. Trevisani, Director of Development, Affordable Senior Housing Opportunity of New York, Inc., was present to explain the proposal. This parcel is 8.3 acres and has been rezoned to R-SR, Senior Residential.

The proposal is for a three-story independent housing facility for 55 and older. (The senior code states 62 and older is the requirement). There will be 119 units with 85, 2-bedroom units and 35 1-bedroom units. The building will be 39 feet in height; and a variance will be requested through the Zoning Board of Appeals.

The zoning code for parking at senior apartments states that 2 spaces per unit is required. One per unit has been proposed, with the remainder shown as 'reserve', but they will make accommodations for 2 per unit.

Water, sewer, drainage and traffic plans were presented next. The applicant has spoken with Terry Morgan of the County DOT, and he stated that their traffic study is OK. Access Roads are planned for this development. Water and sewer pans are shown, and are appropriate. The applicant is trying to get Centro bus access. Emergency Vehicle access must also be considered; they will meet with Fire Department to discuss this further.

When doing the grading, accommodations must be made for emergency vehicles. A Fire Department representative is present, and he stated that all codes must be met, this includes full drive-around capabilities. There also needs to be sprinklers within the building.

Scott Chatfield, Planning Board Attorney, stated the parcels need to be properly subdivided as past property owners and the school district are still involved. Mr. Eminger needs to be consulted about access to commercial property (Dunkin Donuts), the Board would like to see if pedestrian access can be made between this proposal and the existing Dunkin Donuts.

James Palumbo stated that all lighting, photometrics, boundaries and all lighting, including lighting on buildings and pole lights need to be on plans including height and location. Chairman Lepkowski would like to see architects drawing of what building will look like. Dumpster pads and locations need to be addressed. All landscaping plans need to be presented.

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Joyce Cirrito, from Bayberry Homeowners Association, questioned parking situation. She stated that she did not feel one space per unit was adequate. She also questioned if seniors would choose apartments over single family or patio homes.

The outside social area was addressed. This unit will also have a large community room. An outdoor large patio for social events and activities would be available. Living and social arrangements should be discussed. Joyce also would like to see more parking areas. Air conditioning and heating units will be installed as one per unit as well as a balcony on each unit. Planning board directed they request variance from Zoning Board for the excess height of the structure.

They will not be able to do variance request by January 25, 2012 but would like to re-appear to continue addressing Site Plan issues.

A motion was made by Allen Kovac, seconded by Karen Guinup to adjourn the Public Hearing to January 25, 2012

Motion Passed 7-0

7:35 P.M. 2011-45 *Ticada Realty (Heritage Commons)* – (3) Site Plan - 5496 East Taft Road

Chairman Lepkowski opened the public hearing. Paul Huysman, of Bennett and Huysman Architects, PC was present to explain the proposal. Al Maxian explained that a variance was granted by the Zoning Board of Appeals to allow for an increase of maximum square feet, going up to 48,000 square feet and also a variance for a reduction in the perimeter landscape strip. Mr. Maxian then described the outdoor / site design portion of the Site Plan being proposed.

A two-story addition is currently proposed. The 1st floor will be occupied by Syracuse Orthopedic Specialists. There will be a MRI suite and space for 2 additional physicians to come on board in the fall. The second floor will accommodate several medical parishioners. To be determined at later date, Mr. Maxian stated that access road will change, there will be no disturbance to drainage, the biosaver will treat all drainage above ground.

Jim Palumbo questioned handicapped accessibility and the plantings; he stated that he prefers the use of native plantings wherever possible.

The Board stated that the variances granted must be noted on the Site Plan. Three or four dumpsters are proposed which would have enclosures. Medical waste will be stored inside under lock and key. The parking is for 323, and the applicant believes that there is surplus parking in total, since a portion of the building is considered 'non-patient' and follows the lower parking regulations. The Town Engineer would like time to review the SWPPP plan. Lighting and photometric plans will be available at next meeting. New light poles shall be included on the plan.

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A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to January 25, 2012.

Motion Passed 7-0

7:40 P.M. 2011-46 *Cam's Pizza – Route 31 – (3) Site Plan – 3610 State Route 31*

Chairman Lepkowski opened the public hearing. Tony Calascivetta was present to explain the proposal. The business is proposed at the new Tim Horton's location at the corner of Rt. 31 and Rt. 57. The restaurant will be on the southern portion of the building, with a new entrance on the south side of the building. There is change in landscaping and sidewalks. New windows, doors are also proposed. The same dumpster as Tim Horton's will be used for this restaurant. Parking is same as pre-existing with additional handicapped space and 48 spaces for the whole building. Employee parking will be in the large parking area. Same colors to be used as current Tim Horton's building.

There were no further questions from the Board or the public and the Public Hearing was closed.

A motion was made by Russ Mitchell, seconded by David Hess to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-46 *Cam's Pizza, Site Plan Approval*, located at 3610 State Route 31., be declared an unlisted action and a negative declaration as it appears to have no environmental impact which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government. This project will contribute to growth and community character, and no potential impacts concerning air quality or odor.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by David Hess, using form # 20, granting Site Plan Approval to the *Cam's Pizza* on property located in the RC-1 zoning district, located at 3610 State Route 31, for Case # 2011-46, based on a map by TDK Engineering, being project #2011096, dated 12-20-2011, containing maps labeled SP-1, SD-1, and SD-2. Subject to all engineering and legal requirements, and that the applicant must check with the Planning Department prior to putting up any new signage.

Motion Passed 7-0

Old Business: Adjourned Hearings

**2011-20 *Taft Road (North Med parking lot expansion) – Site Plan – 5112 Taft Road*
(adjourned from 6 previous meetings)**

Chairman Lepkowski stated this would be denied without prejudice. The public hearing was closed.

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A motion was made by Karen Guinup, seconded by Hal Henty to deny without prejudice because of no response from applicant.

Motion Passed 7-0

2011-31 Sam's Real Estate Business Trust/Wal*Mart Real Estate Business Trust. (3) Site Plan – 3895 State Route 31- Wal*Mart SuperCenter (adjourned from 8 previous meetings)

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by David Hess to adjourn the Public Hearing to January 25, 2012.

Motion Passed 7-0

7:30 P.M. 2011-41 7176 Buckley Road LLC, Site Plan – 7176 Buckley Road (adjourned from 2 previous meetings)

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Karen Guinup, seconded by Al Kovac to adjourn this public hearing to February 8, 2012 as changes need to be made per Hal Romans.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Tops Markets, LLC/Tops 3803 Brewerton Road-Airport Plaza

Presented by Amy Franco; Aluminum segmented sign non-LED sign to display gas prices. A Variance for over number of signs was granted by the Zoning Board.

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

Motion Passed 7-0

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Sign-A-Rama, Jessmore Auto Sales – 4541 State Route 31.

Zoned RC-1, permit # 43,509

Wall Signs - 2 per building allowed, 8% of wall max. Applicant is proposing one 32 square foot sign; a 38.7square foot sign is allowed. The sign will not have lighting. The proposed sign will be aluminum. No canvas signs shall be allowed.

A motion was made by Hal Henty, seconded by Russ Mitchell to approve the sign as presented with the condition that the sign to be installed shall not be a canvas sign.

Motion Passed 7-0

Work Session:

Dan Barnaba: *Wildflower Clustering Recommendation.*

Chairman Lepkowski opened the discussion. Dan Barnaba was present to present his clustering proposal. Mr. Barnaba stated that this proposal would not disturb wetlands. The preliminary plans should be ready in 4-6 weeks, should the Town Board authorize clustering.

James Palumbo has concerns about the 45 mph speed limit at entrance. He stated that cars turning out of this development could have visibility issues with cars traveling down Henry Clay Blvd. Mr. Palumbo also stated that tree/landscaping issues and winter plowing needs to be addressed. Information needs to be conveyed to Town Board. Russ Mitchell is recommending against clustering plan. “He does not think this will work properly sighting safety factors.”

Another concern raised was that this proposal goes against the Northern Land Use Study, and that the Town Board should stick to the study recommendation of 5-acre lots.

The Planning Board made a recommendation to the Town Board that clustering should be granted with the provision that the plan presented showing 38 lots on the northern piece, and 3 lots on the southern piece is not feasible because it is too disproportionate but they would be in favor of something showing the clustered lots with a more even distribution of the lots to the north and south

Motion Passed 4- In Favor 2- Against 1- Abstain

(Hal Henty/Walt Lepkowski, Against - They feel that large lot sizes should be maintained according to the Northern Land Use Study)

(Karen Guinup Abstained - as she was not present at the last meeting)

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A motion was made by Russ Mitchell, seconded by David Hess to adjourn the meeting at 10:27 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons