

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 January 2013. 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
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Cindy Beckhusen	Assistant Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

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

Motion Passed 7-0

Public Hearings:

****7:30 P.M. 2012-051 – *Rose Subdivision (Robert Rose)* – Preliminary Plat – 8795 Gaskin Road**

Chairman Hess opened the public hearing. Mr. Hal Romans was present on behalf of the applicant. Mr. Romans stated that they are looking to subdivide this property into 2 parcels. This is currently zoned as R-10. Lot 1A will be 1.6 acres and lot 1B will be 1.35 acres. The existing driveway will be used as a shared driveway. The existing house will get the majority of the river frontage. They are in the process of getting the current septic system approved. The county planning board has reviewed this request. There are no outstanding engineering issues. They need to file respective deeds. The applicant is aware of this. There is also a maintenance agreement. There is river access to both properties. Both properties will be on septic systems.

A motion was made by Russ Mitchell seconded by Allen Kovac to move to Final Plat.

Motion Passed 7-0

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A motion was made by Russ Mitchell seconded by Karen Guinup to adopt a resolution using standard form # 10, SEQR determination for Case # 2012-051 *Rose Subdivision*, Final Plat, located at 8795 Gaskin Rd., be declared an unlisted action and a negative declaration as it appears to have no potential environmental impact to land, water and air, no potential impacts to noise, odor and public health which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by James Palumbo, using form #40, granting Final Plat Approval to *Rose Subdivision*, for property located in the R-10 zoning district, located at 8795 Gaskin Rd., Case # 2012-051 based on a map by Ianuzi and Romans, being file # 11876.001 dated October 4, 2012, last revised November 5, 2012. Approval is conditioned on the following: health department approval of septic system on Lot 1B, ingress/egress common driveway, and a document to Attorney for Town of Clay for a legal conveyance of 5.25 ft. widening, and subject to all engineering and legal requirements.

Motion Passed 7-0

****7:35 P.M. 2012-054 – *Northside Collision (Gary Bell)* – Amended Site Plan – 7422 Oswego Road**

Chairman Hess opened the public hearing. Mr. Scott Jones president of Northside Collision was present on behalf of the applicant. Mr. Jones stated they are proposing a small expansion of 50' by 22' on the north side of the building. This will back up to John Glenn Boulevard. There will be additional parking spaces up to 40 spaces. They will not touch tree line on John Glenn Boulevard. They will blend into existing parking area. The county had no comment except for consideration of impervious surface. They will cover pipes with asphalt. There is no issue with this construction. The site is on the high side, and the road is on the low side. There will be equalization of volume of pond with pipes. Engineering agreed this will handle the same volume as a retention pond. They will be moving the light fixture to back of property, near the trees and woods.

A motion was made by David Hess and seconded by Allen Kovac to close the public hearing.

Motion passed 7-0

A motion was made by Russ Mitchell seconded by James Palumbo to adopt a resolution using standard form # 10, SEQR determination for Case # 2012-054 *Northside Collision*, Amended Site Plan Approval, located at 7422 Oswego Rd., 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 poses no excessive impact on traffic.

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Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Allen Kovac, using form # 20, granting Amended Site Plan Approval to the *Northside Collision* on property located in the HC-1 zoning district, located at 7422 Oswego Rd., for Case # 2012-054, based on a map by Maxian and Horst., dated October 10, 2012, last revised January 23, 2013 includes sheets labeled: L1; L2 and original survey. Subject to all engineering and legal requirements.

Motion Passed 7-0.

****7:40 P.M. 2012-056 – *The Farmstead (Eaglewood Associates)* – Preliminary Plat – 4834 Grange Road**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated both conventional layout and clustering layout was considered but they will go with conventional layout. There will be three entrances onto Maple Road. Water, sewer and storm service are currently being considered for location/layout. Sanitary sewer comes from south and goes to west, and a permit will be issued by Onondaga County. Town of Clay and County has signed the work permit to begin the work along the right-of-way.

They are proposing green space to buffer the original farmstead lot. The owner of lot 214 will have the storm water management pond attached to their lot. There are a total of 214 new lots, the lot lines will follow existing hedge rows. Army Corp wetlands are not being touched. County DOT no issues letter received. Mr. Romans stated that the houses along Maple Rd. may be affected by the lights from the new road.

Russ Mitchell mentioned that there should be a "recreation" space within the development, and not just green space that serves as a buffer. Karen Guinup asked if the Town would be agreeable to such a small recreation space and Michael Bragman Jr. stated, "Yes, but to an extent". The Board stated that the applicant will have to convince the Town, but this really should be looked into. James Palumbo stated that the applicant really should look into creating a walking path throughout the development that would lead to the recreation space, and its just a matter of design and potentially having to eliminate a few lots to accomplish a better-designed community.

Issues that need to be addressed: neighborhood park, need to have stop signs on final, light poles need to be addressed. Drainage easement for maintenance. Road layout looks okay. Modifications can be made to lot lines if needed.

Public Hearing remains open.

A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn the Public Hearing to February 13, 2013.

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Motion Passed 7-0

****7:45 P.M. 2012-057 – Anthony Falso – Site Plan – 8610 Henry Clay Blvd.**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated that this property is on north east corner of Route 31 and Henry Clay Boulevard, and Group One owns the surrounding property. It is zoned RC-1. The applicant would like to move his insurance agency from across the street.

The County resolution stated:

1. Parking in county right of way is prohibited.
2. Coordination of access-owner needs to plan for construction to adjacent property.
3. Storm water run off should be addressed.
4. OCWA states that offices use less water than a typical house.

There was discussion that the site plan should be modified to put all parking on the south side of property.

The applicant stated that there will be only four employees. The one-way entrance should be reexamined. The new sanitary sewer goes to the property line, and they may have the ability to connect.

The applicant stated that there is no problem entering into agreement with Group One for access (ingress/egress). A discussion took place about the perimeter landscape strip, and it was determined that the 30- foot buffer applies to exterior of the RC-1 'Site' as a whole, so this applies to west side of this lot only. No exterior lighting is needed for parking area. Plans need to include handicap ramp and handicap parking spaces. Detailed landscaping needs to be shown on the plan.

A permit for sign is a separate application/review process.

A note will need to be placed on the Site Plan stating that an easement for future access to the Group One site will be maintained. The Board would also like to see the asphalt in the front of the parcel removed.

A motion was made by Hal Henty and seconded by Russ Mitchell to close the public hearing.

Motion passed 7-0

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the Public Hearing to February 13, 2013.

Motion Passed 7-0.

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Old Business: Adjourned Hearings:

****2012-029 *Wildflower/Dixon Farm* – Preliminary Plat – 8946 Henry Clay Boulevard
(adjourned from 2 previous meetings)**

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to February 27, 2013.

Motion Passed 7-0

****2012-030 *Sugarwood Plaza* – Amended Site Plan – 7575 Buckley Road (adjourned from 5 previous meetings)**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated that he has updated the site plan showing the number of parking spaces increased, he also discussed the building size of 27,600 square feet leaves only 400 square feet of potential use as was dictated by the covenant.

The issue of picnic tables is what Mr. Romans looked at, and found that the 8 picnic tables measured 384 square feet and one round table measured 9.6 square feet, keeping the total just under the available 400 square feet. The issue is the table in rear of tavern area. Clients want to have a drink and cigarette in rear of building and this does not work. All tables should be brought out front. Liquor license does not allow for consumption of alcohol outside. Wheelchair accessibility needs to be addressed.

Hal Romans will take this back to owner.

A motion was made by Allen Kovac and seconded by James Palumbo to close the public hearing, and adjourn the matter to February 27, 2013.

Motion Passed 7-0

****2012-042 *Ravada Hill Apartments* – Site Plan – 4816 Buckley Road (Adjourned from 2 previous meetings)**

A motion was made by Karen Guinup, seconded by Allen Kovac to adjourn the public hearing to February 27, 2013.

Motion Passed 7-0

***2012-046 – *Sageer Enterprises, Inc.* – Zone Change referral – 4785 Bear Road (Adjourned from 1 previous meeting)**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated that a zoning change has been requested from O-2 to NC-1. This zoning

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category has similar allowable uses to O-2. Mr. Romans showed the potential build out for this site if house and garage were removed. He also stated that the septic system has been checked with OCWA and they will have to provide proof of adequate space to allow for a dual system or the ability to connect to sanitary sewers. The applicant will check into it to see which is more financially feasible. They would like to bring in sewers but need to find out what the cost will be. They will finalize this during the Site Plan phase. Driveway has been approved by DOT.

A motion was made by Karen Guinup and seconded by Allen Kovac to close the public hearing.

Motion Passed 7-0

A motion was made by Russ Mitchell, seconded by Hal Henty to make a recommendation to the Town Board using standard form # 50 for case #2012-046 *Sageer Enterprises, Inc*, Zone Change from O-2 to NC-1, located at 4785 Bear 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, for referral to Town Board. The property is surrounded by Uncle Bob's Storage, Hess gas station, the OCWA water tower and full build-out would be compatible with these surrounding uses. We are not recommending any restrictions to the allowable uses.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Work Session:

NONE

A motion was made by Allen Kovac, seconded by Karen Guinup to adjourn the meeting at 11:00 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons