

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 10th of November 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 Allen Kovac seconded by James Sharpe to approve the minutes of the previous meeting.

Motion Passed 7-0

Public Hearings:

2010-10-3 Ronald S. D’Amico DPM (3) – Special Permit for a Medical Office at 7593 Morgan Road

Chairman Lepkowski opened the public hearing. Dr. D’Amico, applicant explained the plan. The applicant wants to move his practice from Route 57 to 7593 Morgan Rd. This is an existing building with an approved site plan. Karen Guinup asked for the square footage of the Rt. 57 office. Dr. D’Amico said it is approximately 500 square feet. The new office will be 1100 square feet. Hal Henty asked if he would be adding any new employees. He said he will hire one new employee and add one Doctor, his eldest son. The applicant will only be occupying 1/3 of the building. Chairman Lepkowski said he had a map of the building but no real site plan. Scott Chatfield said the building has an approved site plan on file in the planning department. Chairman Lepkowski closed the Public Hearing.

A motion was made by Russ Mitchell, seconded by Allen Kovac to adopt a negative SEQR determination using standard form # 10, for Case # 2010-10-3 Ronald S. D’Amico Special Permit located at 7593 Morgan Road. This project appears to have no environmental impact 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 Allen Kovac to make a Special Permit Recommendation to the Town Board for case # 2010-10-3 Ronald S. D'Amico located at 7593 Morgan Road on the central westerly building, northerly portion of the building consisting of 1100 square feet for a medical office, as per the original site plan using form # 70; Based on a map by Powell & Associates dated 8-6-1980, Map # P- 73057-1, revised 10-15-1980 Final Date 10 -22-1980.

Motion Passed 7-0

2010-11-1 Woodside Developers, Inc. /Norwood Holdings, LLC (1), - Final Plat on W. Taft Road (Inverness Gardens f/k/a Woodside Runne)

Chairman Lepkowski opened the Public Hearing. Hal Romans and Mike Bragman Jr. were present. Hal Romans explained the plan. National Grid submitted the as builts to C&S Engineers. The roadway has been paved. Chairman Lepkowski asked Mr. Bragman why the gate was not shown on the map. Mr. Bragman replied that some of the residents did not want the gate. The Chairman said that the gate was part of the approved Site Plan; the gate must be put on the plan. Chairman Lepkowski asked if the applicant had read the letter from the DEC with all the violations, Mr. Bragman said that the DEC asked if they could use his site for a training exercise. He said all the items that the DEC found wrong have been taken care of Mr. Bragman said that the DEC does an inspection weekly, when things are reported; we take care of them right away.

Scott Chatfield said the applicant will have all performance and guarantees in place before the Plat map is signed and filed.

Chairman Lepkowski closed the public hearing.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form #40 granting Final Plat approval for case # 2010-11-1 Woodside Developers, Inc. Norwood Holdings, LLC located on W. Taft Road (Inverness Gardens section # 1 f/k/a Woodside Runne). Drawings by Ianuzi & Romans, P.C., and file # 1431.023 dated 7-7-2010 Final revision date 11-10-10. Subject to all legal and engineering with the following condition:

- 1) The gate shall be added to the revised plan.

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 3 previous meetings)**

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

Chairman Lepkowski opened all three public Hearings. Kate Johnson Attorney for COR, addressed the Board. Ms. Johnson said they did not attend the previous meeting because they were waiting for the State DOT letter. She also said that she had received the letter from C&S Engineers, and included the changes they requested.

Alex Wisnewski, explained the changes to the Site Plan. The set backs were changed to 80ft as suggested by Mr. Gizzy, of the New York Power Authority. They rearranged the parking lot, moved the berm and specified the species of plantings.

The club house foot print was finalized, using the Towns radius template to ensure proper turn around for emergency vehicles and buses. The gate to the commercial was eliminated; added walkways to the commercial site. Included the landscaping plan, to screen and buffer from the commercial.

Kate Johnson said Centro could use the club house for a bus stop. They will have to take a look at the routes as well as a need for a bus stop. The school district also needs additional information before assigning a bus stop. They would need to know how many children will reside there and their ages.

The DOT wants sidewalks to Route 31; Kate said she didn't think the Town wanted sidewalks. The Board agreed the Town does not want sidewalks. They are providing internal walk ways on the far side of Kohl's.

On the Subdivision, The County recommended denial based on the fact they cannot review the traffic study.

Chairman Lepkowski said the Board had just received a new letter. The Chairman also asked if there was any intent for the Town to take over the private drive within the apt. complex. Kate said the drive will always be private.

The Chairman said that he liked the access to the COR for vehicles, his concern is that the busiest intersection will be impacted. Kate said most drivers will use Dell Center to exit the site. Russ Mitchell said there will be improvements to Dell Center, with 2 turn signals. Walt said we appreciate the connection.

Chairman Lepkowski asked for a magnetic field and electricity study. Kate said she will provide the field study to Mark Territo and C&S Engineers for review.

Hal Romans explained the slight modifications to the plan for the Zone Change. Mr. Romans met with County DOT; they are not opposed to future connection to Ver Plank Rd. If the Zone Change is approved, COR will give right of way for Dell Center to the Town.

Chairman Lepkowski asked if Hal Romans had reviewed the comments from C&S Engineers concerning the Sanitary Sewers. The report stated \the existing sanitary sewers can

accommodate the 16 proposed COR apartment buildings. The system can only accommodate 25 residential lots, not the entire 116 lots build out as proposed. Further review and investigation could be done to determine if any improvements could be made to the existing system to accommodate all 116 residential lots.

Karen Guinup asked about the core samples. Kate said Plumley Engineering researched the previous uses. DDT was used and until 1972 that was not recognized as an environmental hazard. The only way there might be an issue is if there was a storage building full of DDT. And there is no indication of that.

Russ Mitchell said that after 40 years any trace would be gone.

William Perrine of C&S Engineers said when the Site Plan documents are ready; we would like a full packet. If the Board would like our office to review the revised traffic study we would have to go back to the applicant for money to review.

Chairman Lepkowski said the Board has not received any comment from the County on traffic.

Hal Romans suggested the Board send a letter to the DOT requesting formal comments on the traffic study.

Russ Mitchell said there is one month until the next Planning Board meeting, if there is anything the applicant would like the Board to review please get it to the members in a timely manner.

A motion was made by Hal Henty seconded by James Sharpe to adjourn this Public Hearing to December 8, 2010.

Motion Passed 7-0

2010-11-2 Country Meadows (section G) - Final Plat Located in the Country Meadows subdivision, off Caughdenoy Road.

A motion was made by David Hess seconded by James Sharpe to add this item to the agenda.

Motion Passed 7-0

2010-11-2 Country Meadows (section G) - Final Plat Located in the Country Meadows subdivision, off Caughdenoy Road.

Hal Romans of Ianuzi and Romans, P.C., explained the Plan. Mr. Romans said there were no changes since the Preliminary Plat, All utilities are in. C&S Engineers signed off on Engineering.

A motion was made by Karen Guinup seconded by David Hess to adopt a resolution using standard form #40 granting Final Plat approval for case # 2010-11-2**2010-11-2 Country Meadows (section G) - Final Plat Located in the Country Meadows subdivision, off**

Caughdenoy Road. Drawings by Ianuzi & Romans, P.C., and file #2868.012 dated January 15, 2010. Subject to all legal and engineering.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business: Signs

NONE

A motion was made by James Sharpe seconded by Allen Kovac to adjourn the meeting at 9:40 P.M.

Motion Passed 7-0

Respectfully Submitted

Gloria Wetmore