

Regular Meeting
Planning Board
December 14, 2011

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 14th of December 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
	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: Karen Guinup Deputy Chairperson

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

Motion Passed 5-1 Abstain (James Palumbo abstained as he was not present at the previous meeting.)

New Member, James Palumbo was introduced by Chairman Walter Lepkowski.

Public Hearings:

NONE

Old Business: Adjourned Hearings

2011-20 Taft Road (North Med parking lot expansion) – Site Plan – 5112 Taft Road (adjourned from 5 previous meetings)

Chairman Lepkowski stated that a motion should be made to authorize the Commissioner of Planning and Development, Mark Territo to send out a letter to the applicant requesting they state their intent, otherwise the case will be denied without prejudice.

A motion was made by Allen Kovac, seconded by David Hess to adjourn the hearing to January 11, 2012 and that above mentioned letter be sent out to the applicant.

Motion Passed 6-0

A P P R O V E D

2011-31 Sam's Real Estate Business Trust/Wal*Mart Real Estate Business Trust. (3) Site Plan – 3895 State Route 31- Walmart Supercenter (adjourned from 6 previous meetings)

Chairman Lepkowski opened the public hearing. Glenn Harvey of Bergman Associates was present to explain the proposal, along with Kelly Pronti and Kelly Thompson. The traffic study was presented by Kelly Thompson. Dell Center Drive traffic is currently delayed 18 seconds, and the Morgan Apartment Development is scheduled for spring of 2012. The existing traffic added by the Morgan apartments, former Sam's Club site could cause a delay by the targeted 2016 opening date; however this could be mitigated with improved signal timing, signage improvements, and an extra turning lane.

Mr. Harvey stated that there is no change in use to this site as it is going from retail to retail, therefore there is not going to be a change in traffic.

The Chairman stated that a few members of the Planning Board met with the NY State DOT today and discussions took place about the traffic flow on Route 31. It is felt that the majority of traffic will be diverted to Dell Center Drive, and the State wants to divert some of the traffic to Carling Drive. The State DOT wants to be kept in loop as an interested agency.

Ms. Thompson asked if they felt signs will divert traffic from Dell Center Drive to Carling, and the Chairman stated that he feels signage would not work.

The Chairman stated that we will check with traffic consultants to review the traffic study, and once chosen, the applicant will send materials out to consultant.

State will issue letter of feedback. Comments are needed regarding their concern for the road.

Comments will be deferred until recommendations are received. Walmart has a simulation video on traffic pattern. Will look at it after recommendation.

The proposed Walmart is scheduled to open by January 2016. Scott Chatfield clarified the date, and the applicant stated that they will verify this by the next meeting.

Joyce Cerrito from Bayberry Community Association would like signage in general to be cleaned up before opening. She does not feel that there is a need for all of the proposed signage. Susan Williams from Bayberry Community Association states she feels the approach road within the existing Walmart parking lot is extremely narrow and windy.

Mr. Harvey stated that re-striping and widening of the roads should take care of this issue.

Russ Mitchell spoke about his concern for traffic flow.

The Board asked to be informed of consulting firm at January 11, 2012 meeting.

Regular Meeting
Planning Board
December 14, 2011

A P P R O V E D

A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn the Public Hearing to January 11, 2012

Motion Passed 6-0

7:30 P.M. 2011-41 7176 Buckley Road LLC, Site Plan – 7176 Buckley Road

Chairman Lepkowski explained that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by Allen Kovac to adjourn the Public Hearing to January 11, 2012.

Motion Passed 6-0

Old Business: Hearings Closed

NONE

New Business:

INFORMATIONAL HEARING: Text Amendment Recommendation – *Local Law 4 of 2011*.
The purpose of the Local Law is to amend Highway Commercial and Regional Commercial Zoning by adding new categories regarding indoor/outdoor recreation, participant/spectator.

Chairman Lepkowski opened the informational hearing. The Chairman explained that the Zoning code be amended to add some existing definitions into the Highway and Regional Commercial zoning classifications. County Planning stated that this would have no significant impact. The Board feels that this is a beneficial change and should make a favorable recommendation to the Town Board.

A motion made by Russ Mitchell and seconded by David Hess to make a favorable recommendation to the Town Board for Local Law Number 4.

Motion Passed 6-0

SIGNS

Roberts Office Furniture Concepts - 7237 Henry Clay Blvd.

Zoned I-1, permit # 43,477

A P P R O V E D

(1) Wall Sign - 2 per building allowed, 8% of wall max.

Applicant is proposing one 99.7 square foot sign; a 402 square feet sign is allowed. It will be illuminated from above. The proposed sign will meet the code.

A motion was made by David Hess, seconded by Hal Henty to approve the signs as presented.

Motion Passed 6-0

Kimbrook Route 31 Development LLC, *Tim Horton's/Cold Stone* – 3610 State Route 31.

Zoned RC-1, permit # 43,478

Wall Signs - 2 per building allowed, 8% of wall max. Applicant is proposing one boxed in area of 64.35 square foot sign; two 65 square feet signs are allowed. Individually the signs total 30.4 square feet and 11.7 square feet. These signs will be internally illuminated with LED lighting. The proposed sign will meet the code.

(2)Free Standing Signs – Applicant is proposing a face change to the existing pylon signs.

Directional Signage- The applicant is also proposing a menu board and private traffic signage as submitted. These signs are subject to Planning Board approval as ‘Minor Signs’.

No numerical address is needed on Tim Horton’s sign.

The Board asked the applicant if the signs will be lit all night long, and he stated that they would. The applicant presented all of the signage, including the menu board.

A motion was made by Hal Henty, seconded by David Hess to approve the sign as presented with the condition that the ‘Tim Horton’s’ name be removed from the base of the menu board.

Motion Passed 6-0

Syracuse Signage- *Bayberry Community Association* - Blueberry Rd. / John Glenn Blvd.

Zoned R-7.5, permit # 43,479

(1)Free Standing Sign – Applicant is proposing a freestanding ‘neighborhood identification’ sign. The sign will be 11.85 square feet and the code allows for a 24 square foot sign. The sign is on Town owned land, and the Town Board has given permission for the applicant to proceed with the normal approval process. The sign was presented by Susan Williams. It will be located on the southwest corner of John Glenn Blvd/Buckley Rd. The Board asked why the sign could not be placed across the street, and Ms. Williams stated that there is already a surplus of signage on this side of the road, and the proposed location would be better.

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

A P P R O V E D

Motion Passed 6-0

Voss Signs, *Pope John XXIII Church* – 8290 Soule Rd.

Zoned RA-100, permit # 43,485

(1)Free Standing Sign – Applicant is proposing a face change to the existing freestanding sign to reflect the new name. Mass times will also be on sign.

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

Motion Passed 6-0

Work Session:

Dan Barnaba: *Wildflower Clustering Recommendation.*

Chairman Lepkowski opened the discussion. Dan Barnaba was present to present his clustering proposal. Mr. Barnaba explained that he is proposing to cluster land that is currently zoned RA-100 to lots that will be approximately 40,000 square feet in size. The plan proposes 41 lots. Wetlands are not included in the density sketch.

The chairman asked what will be done with the open space, and Mr. Barnaba stated that of the available options, a homeowners association appears to be the best and this will be responsible for maintenance of the open space. The Chairman also stated that walking/nature trails should be part of the proposal.

Board member, James Palumbo voiced concerns over possible blind spots.

Town Board is looking for recommendations from Planning Board, the Chairman stated that he would like to take the opportunity for the Board to look at the site and to think about what is being proposed.

A motion was made by Hal Henty, seconded by Jim Palumbo to adjourn to the January 11, 2012 agenda.

Motion Passed 6-0

A motion was made by Russ Mitchell, seconded by Jim Palumbo to adjourn the meeting at 9:29 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons