

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 28th of November 2012. 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
	Scott Chatfield	Planning Board Attorney
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT:

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

Motion Passed 7-0

Public Hearings:

****7:30 P.M. 2012-029 Wildflower/Dixon Farm – Preliminary Plat – 8946 Henry Clay Boulevard**

Chairman Hess opened the public hearing. Dan Barnaba, of Eldan Homes was present to explain the proposal. Mr. Barnaba began by giving an overview of the project. The proposal will contain lots that are no less than 40,000 square feet. The Town Board has approved clustering of 38 lots zoned RA-100 services by loop road, and the three lots, each 5 acres off Ver Plank Road. Note that none of the 5 acre lots can be subdivided. Testing of soil will be done on November 30, 2012. The 38 cluster lots will be on conventional septic systems. Minimum set back is 35 feet. Most of lots would be 50 feet. A traffic study on Ver Plank and Henry Clay looking for count. The applicant will look into other traffic studies previously completed. Vegetation on road will be identified, if there is difficulty with visibility, the vegetation may need to be removed. There is a provision from the Town Board that the open space will not be attached to any building lot. The open land would be put in Home Owners Association or owned by Town. The possibility of walkable trails was discussed. Density calculations need to be brought to next meeting.

Regular Meeting
Planning Board
November 28, 2012

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The Public Meeting is to remain open.
An adjournment may be needed to January 2013.

A motion was made by Karen Guinup, seconded by Allen Kovac to adjourn the Public Hearing to December 12, 2012.

Motion Passed 7-0

***7:35 P.M. 2012-039 *National Grid* – Special Permit referral – 4683 Wetzel Road**

Chairman Hess excused himself from the public hearing. Karen Guinup, deputy Chairperson opened the public hearing. Bruce Workman, Sarah Shute, Thomas Canino and Bill Hopkins were present to explain the proposal to the Board.

Mr. Workman explained that there is a need for a substation and why this site was selected. He also pointed out that there is a similar substation on Molloy Rd. in East Syracuse.

There will be limited disturbance to wetlands, and this vacant parcel will now generate tax revenue.

Walt Lepkowski asked who the adjoining landowners were and wanted to make sure that these landowners were aware of this project and he also mentioned the importance of screening. He also asked if the Town Board has put any requirements for screening on the applicant, so far the applicant was not aware of anything beyond the screening they are proposing. Mr. Lepkowski then questioned the applicant about the details of setbacks and if the proposal is shown on a Site Plan that is stamped by a licensed engineer/surveyor. Mr. Workman showed Mr. Lepkowski the Site Plan that was submitted, and he stated that it isn't truly a Site Plan as the Planning Board is accustomed to.

Hearing no further questions or comments, the Deputy Chairman closed the public hearing.

A motion was made by Russ Mitchell seconded by Hal Henty to make a recommendation to the Town Board using standard form # 60 for case #2012-039 *National Grid* Special Permit Recommendation, located at 4683 Wetzel Rd., to grant the Special Permit. (Town Board Case # 1045) 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. This is a positive for residents in the Town of Clay.

Motion Passed 5(approve)-1(abstain)-1(against)- *Walt Lepkowski against the motion as he feels it is premature and would like to see a Site Plan submitted by a licensed design professional.*

****7:40 P.M. 2012-042 *Ravada Hill Apartments* – Site Plan – 4816 Buckley Road**

A P P R O V E D

Chairman Hess opened the public hearing. Alex Wisniewski, of LJR engineering was present to explain the proposal. Tony Alberici, the property owner was present. Mr. Wisniewski began by stating this is a 6 ½ acre of undeveloped parcel of land at this time. The proposal is for, Four 3-story apartment buildings. Consisting of 22- 1 bedroom and 22- 2 bedroom units. Traffic study has been completed and reviewed by County DOT.

There will be thirty-four garage spaces, and eighty-eight parking spaces are planned. Preservation of some of the wooded property has been included. Lighting plan will be submitted next time.

This project will be very similar to the existing apartment units.

Moyers Corners fire department review is still needed. Elevations need to be shown on update. Lighting plan and landscaping must also be shown. R-Apt zoning requirements have been met. They need to check with County to see if a traffic study is needed.

A motion was made by Karen Guinup and seconded by Allen Kovac to adjourn the Public Hearing to January 9, 2013.

Motion Passed 7-0

****7:45 P.M. 2012-045 Moyers Corners Fire Department – Site Plan – 8044 Oswego Road**

Chairman Hess opened the public hearing. Ed Keplinger of Keplinger Freeman Associates was present to explain the proposal. Mr. Keplinger began by describing the proposal for a 23 car parking lot expansion. The existing pavement will be milled up and replaced. Dialogue with Onondaga County Highway Department indicates there have been no adverse comments by Planning Board of Onondaga County. The rear will have 6 foot vinyl fence. This property is zoned RA-100 with government overlay. This parcel should be one parcel (tax map number) at this time, but this must be verified. Water will flow to the north into storm water management facility. The Planning Board would like to see that the subdivision has been completed, this can be done administratively. They should have one tax map number. Plans have been approved by DOT. Planting of Maple trees under the wires is cautioned.

Public Hearing is CLOSED.

A motion was made by James Palumbo and seconded by Hal Henty to adopt a resolution using standard form #10 SEQR determination for Case # 2012-045 *Moyers Corners Fire Department*, Site Plan Approval, located at 8044 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 no potential impacts concerning air quality or odor. This is a much needed necessity.

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Motion Passed 7-0

A motion was made by James Palumbo seconded by Russ Mitchell , using form # 20, granting Site Plan Approval to the *Moyers Corners Fire Department* on property located in the RA-100 zoning district, located at 8044 Oswego Rd., for Case # 2012-045, based on a map by Kiplinger Freeman and Associates, being project #L-O, dated 11-28-2012, with line being removed containing maps labeled L-1 dated 10-26-2012, L-2 10-26-2012, L-3 10-26-2012, L-4 10-26-2012, L-5 10-26-2012. Subject to all engineering and legal requirements.

Motion Passed 7-0

Old Business: Adjourned Hearings:

****2012-011 *Orange Commons Subdivision* – Preliminary Plat – 4414 State Rt. 31(adjourned from 9 previous meetings)**

Chairman Hess opened the public hearing. Julian Clark, of Plumley Engineering was present to explain the proposal. Mr. Clark began by reviewing what was accomplished since the last meeting. Mr. Clark stated that the State DOT has approved the right-in right-out roadway. He had a meeting 11-28-2012 with engineering present. Ken Raming, owner and developer of KROD Clay LLC. Lot 62 and Lot 63 driveways to McNamara Drive note has been added to the plans. Also changes to 1, 2 and 3, RD 9 approved. Mountable curbing instead of granite curbing for issues of plowing and maintenance must be included on plans. Will need official copy for the file.

At this time there were no further questions or comments and the hearing was closed.

SEQR document was done in 2005 and in compliance. No material changes that would require them to be replaced.

A motion was made by James Palumbo seconded by Allen Kovac, using form #30, granting Preliminary Plat approval to *Orange Commons Subdivision*, for property located in the R-7.5 zoning district, located at 4414 State Route 31, Case # 2012-011 based on a map by Iannuzzi and Romans, being file #3011.001 dated 5-11-2004, last revised 11-28-2012. Approval is conditioned on the following: RD 9 by Plumley Engineers dated 11-28-2012 removal of granite curbing on sheet RD 9 and 10 right in and right only and permeable pavement extended and subject to all engineering and legal requirements.

Motion Passed 7-0

2012-015 *JoLu Development Company (Tocco Villaggio)* (3) – Site Plan- State Route 31 near the Cicero border. (Adjourned from 7 previous meetings)

A P P R O V E D

Chairman Hess opened both public hearings. Amy Franco of CHA was present to explain the proposal. Ms. Franco began by explaining the new site plan showing, Phase 1 of lots 1 and 3. C- 300 landscaping done.

It was stated that the SEQR resolution has been previously approved.

The public hearing was closed.

A motion was made by Russ Mitchell, seconded by Hal Henty, using form # 20, granting Site Plan Approval to *JoLu Development Company (Tocco Villaggio)*, on property located in the PDD zoning district, located at State Route 31 near the Cicero border, for Case # 2012-015, based on map made by CHA, file number 2012-015, dated 11-28-2012 last revised. Sheets L000, L100, L200, L300, L400, L500, L600.

Subject to all engineering and legal requirements.

Motion Passed 7-0

****2012-030 Sugarwood Plaza – Amended Site Plan – 7575 Buckley Road (adjourned from 3 previous meetings)**

Chairman Hess stated that the applicant has asked for an adjournment.

A motion was made by Hal Henty, seconded by Allen Kovac to adjourn the Public Hearing to December 12, 2012.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Allied Sign Company– *Route 57 Liquor – 8105 Oswego Rd.*

Zoned RC-1 – Permit #44,366

1. Wall signs - Allowed 8% max of wall face. Applicant is proposing 2 wall signs; the first one will be 34 square feet when 91.8 square feet are allowed. The second sign will be 34 square feet when 54.9 square feet are allowed. Both of these signs will be LED internally illuminated. These signs will meet the code.

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

Motion Passed 7-0

Kawa Japanese Cuisine – Glenn Crossing, 7421 Oswego Rd.

Zoned RC-1- Permit #44,363

- 1 Wall Sign- 34 square feet allowed, 26.25 proposed, LED internal illuminated This sign will meet the code.

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

Motion Passed 7-0

Caneo Kennels and Day Care- 8539 Oswego Rd.

Zoned RA-100-Permit # 44,372

1. Wall sign Caneo Kennels and Day Care

48" X 72" free standing sign proposed, 24 sq foot allowed, the sign base is 2- feet above the ground. Six foot is height limit. Address must be on sign either on top or on pole.

A motion was made by Hal Henty and seconded by Allen Kovac to approve the sign as presented.

Motion Passed 7-0

Work Session:

The Board stated that a letter to be mailed to Seneca Chiropractic to be mailed by Mark Territo stating the new plantings that must be adhered to.

A motion was made by Hal Henty, seconded by Karen Guinup to adjourn the meeting at 10:40 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons