

Regular Meeting
Planning Board
December 12, 2012

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 12th of December 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
	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: Walter Lepkowski

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

Motion Passed 6-0

Public Hearings:

****7:30 P.M. 2012-044 - *Eric Dorn (Contractor's Service Yard) – Special Permit– 4582***
Buckley Road

A motion was made by Hal Henty, seconded by James Palumbo to adjourn the Public Hearing to January 9, 2013.

Motion Passed 6-0

****7:35 P.M. 2012-047 - *Salvation Army – Site Plan – 3908 Brewerton Road***

Chairman Hess opened the public hearing. Hal Romans, of Ianuzi and Romans was present to explain the proposal. Mr. Romans began by describing the overflow parking lot on a parcel adjacent to the Salvation Army property in the Town of Clay. An e-mail was received from Patti Bush, of State DOT stating what they would require as part of the existing site plan. The driveway meets DOT standards. They have no issues with drainage.

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This parcel was a former LuC-1 gas station site, and the entire site is asphalt. The ZBA has approved the setback variances. Mr. Romans stated that the overflow parking lot will help clean up the parcel and increase the available parking by 14 spaces. There will be no change to grading, and the fuel tanks are gone. They would like to maintain this site as a parking lot, and this proposal removes some of the existing blacktop and provides some green space.

There was a discussion about the possibility of chaining off usage of the parking lot, and if there is really a need to use that entrance? Mr. Romans stated that they do not want to lose the curb cut, and he also feels that blocking it with a temporary-type barrier would not be a good idea either. James Palumbo asked if additional parking is added, would they meet handicapped regulations? Hal stated that the site currently meets the regulations, so they would be compliant.

Kim Patterson stated that she would like a note on the Site Plan about the sanitary clean out should be plugged.

A motion was made by James Palumbo and seconded Hal Henty to close the public hearing.

A motion was made by Russ Mitchell, seconded by Allen Kovac to adopt a resolution using standard form # 10, SEQR determination for Case # 2012-047 *Salvation Army*, Site Plan Approval, located at 3908 Brewerton 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.

Motion Passed 6-0

At this time the Board was polled to see who was in favor:

Russ Mitchell- yes
Hal Henty- yes
Karen Guinup- opposed
James Palumbo- yes
Allen Kovac- yes
David Hess- yes

A motion was made by James Palumbo seconded by Hal Henty, using form # 20, granting Site Plan Approval to the *Salvation Army* on property located in the LuC-1 zoning district, located at 3908 Brewerton Rd., for Case # 2012-047, based on a map by Ianuzi and Romans, being project #3497.003, dated October 1, 2012 with revision dated October 12, 2012, containing maps labeled sheets #1 and 2 existing file # 3497.003. With the condition that the map show the pavement extended to North property line and a note to show the sanitary clean out drain. Subject to all engineering and legal requirements.

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Motion Passed 5-1

****7:40 P.M. 2012-049 - *King of Kings* – Site Plan – 8278 Oswego Road**

Chairman Hess opened the public hearing. Ken Margrey, member of King of Kings Church was present to explain the proposal. Mr. Margrey began by describing their plans of building a pavilion and they would like to go forward with this project. Under the current code provisions they are short 8 parking spaces. The pavilion would be built in 2 phases, the concrete slab and foundation would be built this year while the remainder of project to be completed by 2015.

The Board has asked for site plan to include the parking spaces to meet current code regulations. Grading of previous parking lot showing where water is going to be stored. The parking lot must be paved, as gravel/stone would create a bigger mess. Before the project can move forward the Site Plan must be updated. Site plan needs professional design. Survey should show accessible parking spaces and circulation. Jim Palumbo feels that the Site Plan should be updated by a design professional, with striping and handicapped parking spaces shown on the plan.

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

Motion Passed 6-0

Old Business: Adjourned Hearings:

****2012-029 *Wildflower/Dixon Farm* – Preliminary Plat – 8946 Henry Clay Boulevard**

Chairman Hess stated that the applicant has requested an adjournment to January 23, 2013.

A motion was made by Allen Kovac, seconded by Hal Henty to adjourn the Public Hearing to January 23, 2013.

Motion Passed 6-0

****2012-030 *Sugarwood Plaza* – Amended Site Plan – 7575 Buckley Road (adjourned from 4 previous meetings)**

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

A motion was made by Russ Mitchell, seconded by Allen Kovac to adjourn the Public Hearing to January 23, 2013.

Motion Passed 6-0

Old Business: Hearings Closed

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NONE

New Business:

2012-053 Hyland Gardens-Final Plat

Chairman Hess added this item to the agenda.

Hal Romans of Ianuzi and Romans was present for the applicant. Mr. Romans explained that the roads and utilities are in. There was also a discussion that the roadway into Salina has been barricaded so that it can not be accessed from the Town of Clay. It was expressed, again, by the Town that this is poor planning. C&S Engineering has stated that the plans dated December 11, 2012 are accurate.

A motion was made by Hal Henty seconded by Allen Kovac to approve Final Plat using form # 40 for Case #2012-053 Hyland Gardens, based on a map by Ianuzi and Romans File #3411.003, dated 6-14-2012. Subject to all engineering and legal requirements, and the condition that the Final map not be signed until all utilities, and the outside user agreement are accepted by the Town.

Motion Passed 6-0

****2011-041 Elaina Pirro-7176 Buckley Road LLC**

Clarification of previous approval.

A motion was made by Hal Henty and seconded by Karen Guinup to add this item to the agenda.

Motion passed 6-0

Hal Romans and Elaina Pirro were present to present the proposal. The applicant either needs security in place or to actually pave the road to the property line. Engineering was not under the assumption that this is paved. The grading will need to be looked at to make sure it still works as intended. The Board stated that it would be cleaner and cheaper to be done now, rather than provide a security or letter of credit. They should go with resolution of the site plan approval that shows the pavement to property line. Amended site plan is appropriate as shown and note needs to be modified.

Driveway to be extended presently and driveway utilized upon execution.

New wording on site plan, to require immediate worksites as match to original resolution.

Open case drawing # with last revision date of June 7, 2012 and revised as of December 12, 2012.

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First map site plan 7176LLC case # 2101-041 amended done by Ianuzi and Romans file # 11655.001 dated October 5, 2012 and last revised December 12, 2012.

For sheet #2 dated November 11, 2011 by WM engineers job # B132, sheet 5 revised December 12, 2012. To show connection driveway to be paved to property line.

A motion was made by Russ Mitchell and seconded by Allen Kovac to approve the Site Plan that had an original approval date of March 14, 2012.

Motion passed 6-0.

SIGNS:

NONE

Work Session:

NONE

A motion was made by Russ Mitchell, seconded by Allen Kovac to adjourn the meeting at 9:20 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons