

Regular Meeting
Planning Board
May 25, 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 25th day of May 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
	Allen Kovac	Member
	Hal Henty	Member
	James Sharpe	Member
	Russ Mitchell	Member
	David Hess	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary
ABSENT:	Karen Guinup	Deputy Chairperson

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

Motion Passed 6-0

Public Hearings:

2011-12 Affordable Senior Housing Opportunities of New York, Inc- Zone Change Recommendation, RA-100 & HC-1 to R-SR at 8545 & 8565 Morgan Rd.

Chairman Lepkowski opened the public hearing.

Art Dempsey and Art Hemboldt of Ianuzi & Romans were present to describe the proposal. This property is 8.3 acres, 120 senior housing units. The building is proposed to be 3 stories with garages.

County DOT stated that the traffic study was acceptable as the findings presented.

Chairman Lepkowski asked about inter-connectivity, and the applicant is receptive to connectivity to the existing businesses.

Clay Fire Department Fire Chief raised concerns about access to Morgan Road. Traffic with speed in excess of 60 mph may present trouble for those attempting to access and leave the driveway.

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Richard DeSocio stated that more senior housing is needed as there is an increase in senior population.

Christopher Trevisani, Director of Development for Affordable Senior Housing stated that there would be 15 units per acre on 8 acres for 120 units total. All units would be sprinkled units. An architect will be hired based on approval of request for zoning change.

Chairman Lepkowski asked if the Town Board asked for any further information, and then stated that it would be up to the Board if they were comfortable making a recommendation tonight, or if they wanted to wait. The Board felt that no further information was needed.

The public hearing was closed.

A motion was made by David Hess seconded by Hal Henty to make a recommendation to the Town Board using standard form # 50 for case #2011-12, *Affordable Senior Housing Opportunities of New York, Inc*, Zone Change from RA-100 & HC-1 to R-SR, located at 8545 & 8565 Morgan Rd., to grant the Zone Change. We feel it is compatible, will have no significant impact on traffic, no environmental impact and will be an asset to the community.

Motion Passed 6-0

Old Business: Adjourned Hearings

NONE

Old Business: Hearings Closed

NONE

New Business:

Public meeting to review the 2010 Annual Report for the Town of Clay Stormwater Management Program (SWMP) as part of the Phase II. Stormwater Regulations as promulgated by the New York State Department of Environmental Conservation.

Ron DeTota presented the report, explaining that the reporting period runs from March 10, 2010 to March 9, 2011 and incorporates the following minimum control measures:

1. Public Education and Outreach
2. Illicit Discharge identified and satisfactorily addressed
3. Construction sight –store sediment and treat before transported
4. Post Construction –giant ponds generated a lot of water
5. Storm water management operations.

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Mr. DeTota explained that the Town is in contract with the Central New York Regional Planning Board, and the services they provide to the Town with regard to reporting and education are well worth the amount that the Town pays. Upon completion of the presentation, questions were received. Chairman Lepkowski noted that there were some errors in the report, and Mr. DeTota stated that the report would be corrected.

Work Session

JoLu Development Company, *Tocco Villaggio*, PDD Project Plan Discussion.

Chairman Lepkowski opened the hearing. Amy Franco of Clough Harbor and Associates was present to update the Board on the progress of the Project Plan, and summarized the following:

- Utilities, roadways and community center are first.
- Apartments will be constructed first, then commercial if needed, followed by town houses.
- Project Plan Phase will need site plans, engineering, and architecture.
- Trees, sidewalks still up for discussion
- The narrative must be updated.

The Planning Board asked the Commissioner of Planning to request a 60 day extension from the Town Board.

The **PDD Project Plan Discussion** will continue at the June 22, 2011 meeting.

Signs

Mark Weiss - 4571 NYS Route 31, Lan's Flower Farm. (Area Variance - Pending)

Zoned I-2, permit # 42,825

Freestanding Sign- Allowed one per entry 64 sq. ft. Applicant is proposing a 15 sq. ft., sign. An Area Variance was granted on May 9, (ZBA Case #1409) the proposed sign will meet the code. The applicant presented to the Board on May 11 and it was suggested that he revise his plan and return to the Board today.

Mark Weiss presented the changes as suggested by the Board. Mr. Weiss is proposing to install a bullet-type light on each side of the freestanding sign. The lights would be situated at each side of the sign on the ground. The Board felt that due to the closeness of the sign to the ground, it could become misaligned over time due to weather, snow, wind etc. and then become a danger to traffic on Route 31.

The proposed light was not acceptable to Hal Henty, David Hess and Walter Lepkowski. The Board felt that the sign, as proposed, would have sufficient visibility without a light, considering

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that the business would not operate during the dark hours in the summer or during the winter months.

A motion was made by Allen Kovac, seconded by Hal Henty to approve the sign without lighting as presented.

Motion Passed 6-0

Other Work Session Items:

Red Barn Subdivision: The revised proposal for the Red Barn Subdivision was presented to the Board. The Board stated that the applicant must get input from Linda Trombley for an access road to the property.

The access point to the south that will align with Mann Drive was discussed.

Utilities are available to Linda Trombley.

The applicant is not proposing a straight alignment of the road to the Trombley property due to the fact that if the property develops as a residential tract, the proposed entrance of the road would allow for better use of the property.

Concerns:

1. Once within right of way construction needs to be done by developer.
2. No accounting for green infrastructure, soil characteristics, layouts, background needs to be in place.
3. Infrastructure – no set drain pond, no easements layout must reflect these.

North Medical Site Plan: Presented by Rick Maar of North Medical Center. The proposal is to add 43 parking spaces. Parking area is to be lit the same as existing, with the addition of 2 lights. The Planning Board has authorized the engineers to look at the stormwater and engineering issues on the site. Some adjustments will be needed for snow removal and pond size. Plans need to be sent to C & S Engineering for review.

A motion was made by Hal Henty, seconded by Allen Kovac to adjourn the meeting at 9:30 P.M.

Motion Passed 6-0

Respectfully Submitted,

Linda Simmons