

Regular Meeting
Planning Board
May 11, 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 11th 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
	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
	Scott Chatfield	Planning Board Attorney
	Doug Wickman	C & S Engineers
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT: None

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

Motion Passed 5-2 Abstain

Abstaining were Russ Mitchell and Karen Guinip as they were absent from the previous meeting.

A motion was made of the to clarify statements and comments made at the April 13, 2011 meeting minutes. A memo was emailed, but not forwarded in a timely manner to be acknowledged before the minutes were approved. The clarification will be known as "Addendum to April 13, 2011 minutes"

Motion passed 5-2 Abstain

Abstaining were Hal Henty and Karen Guinip.

Public Hearings:

NONE

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Old Business: Adjourned Hearings

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 10 previous meetings)

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Karen Guinip, seconded by David Hess to adjourn the Public Hearing to June 22, 2011.

Motion Passed 7-0

2011-8 Red Barn Country, LLC - Buckley Meadow (3) – Final Plat - 7353 ± Buckley Rd. (Adjourned from 1 previous meeting)

Chairman Lepkowski opened the Hearing. The Chairman stated that, per Town Engineer, this won't be ready for Final Plat approval for approximately 90 day, so it will be removed from the agenda.

Old Business: Hearings Closed

NONE

New Business:

NONE

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. Amy summarized the Green Infrastructure practices that will be used on the site, and that these fit well into this development. Some of these included porous pavement, which is made from recycled rubber. Permeable pavement in parking areas, permeable pavers around pool house, with tables and chairs and flowery vegetation. Street trees will help with storm drains. They are also showing decorative ponds with fountains. Storm leaders with downspouts to grassy areas are shown, this eliminates the need for connection to sewers.

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There will be trails with raised boardwalk, and these will utilize local vegetation and local materials.

Possible solar panels on garage buildings, will need Town of Cicero's approval. Sidewalks on their property were discussed, they should be off of the town right-of-way so that leaves responsibility of maintenance on the homeowner.

All trees need to be sufficient distance from town property and placed on their lot within private property. Details should show utilities. Needs Phase 1 drawings, apartments black and white drawings. Narrative needs to be updated.

A motion was made by Karen Guinip seconded by Allen Kovac to adjourn the **PDD Project Plan Discussion** to May 25, 2011.

Motion Passed 7-0

Signs

Sign*A*Rama - 4571 Buckley Rd., Marcos Diego Flowers.

Zoned I-1, permit # 42,801

Freestanding Sign- Allowed one per entry 32 sq. ft. Applicant is proposing a 32 sq. ft., non-illuminated sign. The address will be incorporated into the main sign.

A motion was made by Karen Guinip, seconded by Hal Henty to approve the sign as presented, with the following conditions:

- *Non illuminated sign.*
- *Place address number on sign.*

Motion Passed 7-0

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 is working with Syracuse Sign.

The Board stated that he couldn't use 2 floodlights to illuminate sign.

Lighting proposal needs to be adjusted.

Address needs to be attached.

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A motion was made by David Hess, seconded by Allen Kovac for sign changes to be made and then presented to Board once more. Adjourned until May 25, 2011 meeting.

Motion Passed 7-0

Red Barn Subdivision Discussion

Hal Romans presented a preliminary plat for discussion.

The current zoning is Highway Commercial, with Residential behind it, and the remainder of the parcel is R-10. A portion of the parcel to the south of proposed Red Barn Circle Drive is looking for HC-1 to NC-1.

A discussion took place about the creation of an access to Mann Dr. in Salina. While it is known that the Town of Salina is against having such a connection, the Board feels it would be poor planning if the connection was not shown on the Site Plan. The Town of Salina can barricade the connection if they wish.

The topic of access to the parcel owned by Tromblee was also discussed. Scott Chatfield stated that access to this parcel must be shown on the subdivision map. An agreement or an easement would not be sufficient.

The Board felt that this proposal still needs some work, and would not be ready for a public hearing by the next meeting.

Resolution Regarding the Northern Land Use Study Comments to the Town Board made by Chairman Walter Lepowski:

Move the adoption of a resolution that the Planning Board of the Town of Clay recommends that the Town Board consider the following comments when examining the Northern Land Use Study:

WHEREAS the Planning Board has been requested to make recommendations on the Draft 2011 Northern Land Use Study, and

WHEREAS the Planning Board has studied and discussed the document, and

WHEREAS the Planning Board has considered all recent studies relating to the Northern Land Use Study area, and

NOW, THEREFORE, BE IT RESOLVED that the Planning Board provide the following comments:

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1. The Planning Board notes its concern that the proposal in the study to increase the minimum lot size to 5 acres for all parcels north of Ver Plank which are currently in excess of 5 acres, without distinction or discrimination between parcels creates a potential for an exclusionary zoning argument.
2. The study refers to the Hamlets of Clay and Euclid. The study should define the boundaries of these hamlets.
3. The Town of Clay Planning Board reiterates its full support for the connection of Dell Center Drive with VerPlank Road.
4. If the Town Board does go forth with a new zoning category, it is suggested they use RA-200 (4.6 acres) rather than RA-5ac. This would maintain the consistency of using square footage for zoning designations and may be a more palatable zoning term.
5. The Town Board needs to look at the ramifications of lot sizes on lot geometry in order to avoid long, narrow lots or wide road frontage lots that prohibit internal development.
6. The Town Board is encouraged to look at the current clustering zoning law in order to determine if it may require some changes to achieve the desired effect.

Motion Passed 7-0

Motion was made by David Hess, seconded by Allen Kovac to adjourn meeting at 10:55P.M.

Motion passed 7-0

Respectfully Submitted

Linda Simmons