

**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 27<sup>th</sup> of February 2013. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Hal Henty	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:** Allen Kovac and Walter Lepkowski, Members, were absent.

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

**Motion Passed 5-0**

**Public Hearings:**

**\*\*7:35 P.M. 2013-02 – *Cross of Christ Church*– Site Plan – 8131 Soule Road**

Chairman Hess opened the public hearing. David Colegrove of Harmony Architectural Associates was present on behalf of the applicant. Mr. Colegrove stated they want to add a new sanctuary to existing building, wood frame construction, adding an additional 3,500 square feet. This will seat approximately 150 people. There will be a vestibule to compliment and match the existing building. Cement board siding and asphalt shingles will be used in new accent colors to provide interest to the façade.

The applicant stated that there will be a need to increase parking spaces to 50. A new walkway will be provided; there will be new striping of the parking lot. They are proposing that the storm water be directed toward Soule Road and Route 57, 2 areas. There are concerns by church members, enlarging addition by 100 square feet; the proposed peak is 37 feet. They would be using wood trusses; they plan to enlarge the windows by twice the size.

There was a discussion about parking and how the applicant arrived at their figures. The applicant used 10 per 1000 square feet but also subtracted some of the area for office use. The Board stated that this proposal requires 56 parking spaces and the site plan only shows 52

**A P P R O V E D**

parking spaces. The applicant would need to go to the ZBA for a variance or show reserve parking that can be constructed should the need arise.

County DOT is requiring trip generation. The applicant must also show storm water will be made on site, and the quantity of run off needs to be submitted.

Maximum allowable height is 50 feet in the RA-100 zoning district, this would include the height of a cross or any other building embellishments, detached structures are allowed to be no greater than 25 feet in height.

Landscaping and lighting need to be addressed. Is building lighting necessary, as they are on limited budget? Right in and right out onto Route 57 is being discussed with the County.

Mr. Palumbo stated that foundation planting is encouraged, and should be put on plans to show what can be the start of landscaping project. They need to speak with commissioner about a conditional c-o if they feel that landscaping cannot be planted right away. Talk to engineering and County and return on March 27 meeting. Drainage needs to be checked.

A motion was made by Russ Mitchell and seconded by Karen Guinup to adjourn the Public Hearing to March 27, 2013.

**Motion Passed 5-0**

**Old Business: Adjourned Hearings:**

**\*\*2012-029 *Wildflower/Dixon Farm* – Preliminary Plat – 8946 Henry Clay Boulevard (adjourned from 3 previous meetings)**

A motion was made by Karen Guinup and seconded by Hal Henty to adjourn the Public meeting for March 27, 2013.

**Motion Passed 5-0**

**\*\*2012-042 *Ravada Hill Apartments* – Site Plan – 4816 Buckley Road (Adjourned from 3 previous meetings)**

Chairman Hess opened the public hearing. Alex Wisniewski of LJR Engineering was present on behalf of the applicant. Mr. Wisniewski stated that the Alberici Brothers are also present.

Engineering is satisfied with plans. DOT traffic study is presented with response. Building elevation is fully compliant with code requirements. Site lighting mimics style already on the existing buildings, residential style. Define parking lot edges. They are meeting storm water requirements. Parking counts have not changed. Sixty spaces located within the enclosed garage. All documents have been submitted to fire department for review. No comments were

**A P P R O V E D**

made by fire departments. Two new fire hydrants will be installed. The buildings are sprinklered. Traffic study is completed and accepted.

There was a discussion about the dumpster being considered an ‘accessory structure’. The Board told the applicant that since that was the determination made by the Commissioner, they could move the dumpster to meet the setback, ask the zoning board for a variance, or an interpretation of the code.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2012-042 *Ravada Hill Apartments* Site Plan, located at 4816 Buckley Rd., be declared an unlisted action and a negative declaration as it appears to have no potential environmental impact to land, water and air, no potential impacts to noise, odor and public health which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government. This project will add to the character of the community and promote growth.

**Motion Passed 5-0**

A motion was made by Russ Mitchell seconded by James Palumbo, using form #20, granting Site Plan Approval to *Ravada Hill Apartments*, for property located in the R-APT zoning district, located at 4816 Buckley Rd., Case # 2012-042 based on a map by LJR Engineering PC, being file #2012-042 dated October 8, 2012 , last revised February 27, 2013, numbered S1, S2, S3, G1, U1, D1, D2, T1 (Oct 18, 2012) and Ext elevation (1-3-2013) sheet Sk1 lighting plan page 1 of 1 by architectural area lighting ( 12-17-2012). Approval is conditioned on the following: contingent of #17 moved to west showing relocation of dumpster, and subject to all engineering and legal requirements.

**Motion Passed 5-0**

**Old Business: Hearings Closed**

**\*\*2012-030 *Sugarwood Plaza* – Amended Site Plan – 7575 Buckley Road (adjourned from 6 previous meetings)**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated all tables will be out front of building, and no tables or seating are shown in the back of the plaza. He noted curb cuts. They intend to replace picnic tables in front with 4 round tables. There will be no tables in the back. The intent is to promote gathering in front of the plaza only. There will be nothing out back.

There was a discussion about enforcement, and the different agencies have enforcement authority: Code Enforcement can enforce the Site Plan, the County Health Department can enforce smoking issues, and the State Liquor Authority can enforce issues of alcohol being served outdoors.

Regular Meeting  
Planning Board  
February 27, 2013

**A P P R O V E D**

Hearing no further discussion the Chairman asked for a resolution.

A motion was made by James Palumbo for the purpose of SEQR, to declare Type 2 action based on this is a previous modification to a previously approved Site Plan.

**Motion Passed 5-0**

A motion was made by James Palumbo seconded by Russ Mitchell, using form #20, granting Amended Site Plan Approval to *Sugarwood Plaza*, for property located in the RC-1 zoning district, located at 7575 Buckley Rd., Case # 2012-030 based on a map by Ianuzi and Romans Land Surveying PC, being file # 251.019-100 dated January 13, 1989, last revised February 27, 2013. Approval is conditioned on the following: there will be no seating or gathering, smoking or conversation in rear of building, and subject to all engineering and legal requirements.

**Motion Passed 5-0**

**New Business:**

**SIGNS-** None

**Work Session:**

NONE

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the meeting at 9:25PM.

**Motion Passed 5-0**

Respectfully Submitted

Linda Simmons