

Regular Meeting
Planning Board
April 13, 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 13th of April 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
	Linda Simmons	Planning Board Secretary

ABSENT: None

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

Motion Passed 7-0

Public Hearings:

2010-11-4 *Michaels Farm, LLC (3) - Zone Change Recommendation, RA-100 to R-SR, LuC-1, and R-10 located at 8073 & 8097 Morgan Rd.*

Chairman Lepkowski opened the hearing.

Hal Romans, Surveyor for the applicant was present to explain the proposal. The proposed plans are for a convenience store, 135 senior apartment units and 56 single family residences. A traffic study is needed, but will wait until school is back in session. A full drainage study may be needed; there are some existing wetlands, natural drainage exists between proposed R-SR and LUC 1. Hal is conferring with DOT regarding traffic study and location of curb cuts. OCWA has been contacted about water flow. Walkways between areas will be addressed. Maintenance of undeveloped areas will be maintained by developer, or an open space entity.

Mr. Russ Mitchell suggested this area remain R-10.

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Audience of 56 made suggestions:

Joyce Cerito asked for clarification of questions on Fairway East extension south and east.

Dave Morgan asked for a full EIS/SEQR process regarding wetlands, and the extent of the environmental impact. He requested DEC or Army Corp of Engineers study of total environmental impact.

Jim Scheiderid wanted to know ratio of apartments to single family houses. He also wanted to know need for this construction. He also stated concerns about the height of the buildings.

Carri Prue stated there would be no issue with construction of single family homes.

Peter Catanzaro stated that another gas station is not needed. He would welcome single family homes, families with children.

Jason Richardson spoke on traffic issues. People would cut through neighborhood roads with pedestrian traffic.

Andy Bucilli stated they would not be able to utilize back yards as they would back up to a black top parking lot.

Ed Prue indicated no need another gas station.

George Misht states there are a lot of water problems. Snow would be pushed into properties and that would create more water issues.

Peter Catanzaro states that 1988 zoning was proposed for single family homes. Engineers should make decisions as to water issues are met.

June Baycura wants to make sure green space is addressed.

Bob Trombley state he is not in favor of another gas station in area.

Helen McCheslesky wants to have single family homes. She states there is a need to fill schools in the area.

Jim Scheiner stated that access to the site is tight. Access should be practical.

Bob Mearon stated the neighborhood was made aware of this meeting only 2 days ago and they have mustered a lot of support against the application for a zone change and such support against will continue.

June Baycura would like to know what the future of Morgan Road traffic is.

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Dave Morgan stated there are no plans to widen road through 2026.

Chris Bisignano would like security addressed. He would like to see lighting and site plans.

Ed Prue states home values will plummet. This will disrupt the flow of development.

Kim Sweeney addressed connector roads and how traffic would move through existing neighborhoods.

A motion was made by Karen Guinip and seconded by David Hess to adjourn the public hearing to May 11, 2011.

Public Hearing will be kept open. Traffic study will be done.

Motion Passed 7-0.

2011-10 *Ticada Realty, LLC* (3) - Amended Site Plan- 5496 E. Taft Rd.

Chairman Lepkowski opened the hearing.

Al Maxian was present to explain the proposal of a 3,980 sq. ft. addition in rear of building. A new wall will be needed. New green spaces will be added, and the removal of some paving will take place. Addition of new parking spaces as well as drainage will occur. There is also a need to relocate light poles and there will be an addition of 3 poles. Parking would be reconfigured to accommodate 190 cars. This would be located west of NT Spine and Wellness Center. It is proposed to convert the ambulatory center to one day surgery center. This is pain treatment center and is zoned of HC-1.

Paul Hysman is the architect for this project.

Doug Wickman stated that he has not yet reviewed the plan, and he needs to confer with Ron DeTota regarding the new stormwater regulations that went into effect March 1.

A motion was made by Karen Guinip and seconded by James Sharpe to adjourn the public hearing to April 27, 2011.

Motion Passed 7-0.

2011-14 *Timberview Forestry* (3) - Preliminary Plat- 7733 & 7739 Henry Clay Blvd.

Chairman Lepkowski opened the hearing.

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Hal Romans, Surveyor for the applicant was present to explain the proposal. They are proposing a subdivision of one lot of the Spring Storage unit into 2 lots; 1A (Spring Storage facility alone) and 1B (house existing building). The tenant may have a buyer for the existing building on lot 1B. Nothing physically changes on lot itself. Jim Messenger is applicant's attorney.

There was a discussion about the easement, and Scott Chatfield stated that it needs to be labeled and shown as a private road on Plat Map. The storage warehouse has no water and no access to septic system or drainage system, so easements to address this would also need to be shown on the map. The extension of water easement to property line shall also be shown on the map. Lot 1B is set up only for warehouse use at this time, as any other uses would require water/sewage.

There was question by Janet Rathburn regarding if there are any restrictions to the existing easements if the subdivision is approved for lots 1A and 1B.

A motion was made by Hal Henty and seconded by David Hess to adjourn the public hearing to April 27, 2011.

Motion Passed 7-0.

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 9 previous meetings)

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Karen Guinip and seconded by Hal Henty to further adjourn the Public Hearing to May 11, 2011.

Motion Passed 7-0

2011-1-5 Carkner Development (3) – Amended Site Plan- 7196 Morgan Rd. (Adjourned from 2 previous meetings)

Chairman Lepkowski opened the Public Hearing.

Jeff Carkner presented the changes to the Board. Site Plan 'L-O' shows updated items. Contract limit line under 1 acre have been delineated and defined.

A motion was made by Russ Mitchell and seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-1-5 Carkner Development, Amended Site Plan, located at 7196 Morgan Road, is an unlisted action, and be declared a negative

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declaration as it appears to have no environmental impact which can not be mitigated and doesn't involve any other permit granting agencies, including the Federal Government.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Hal Henty using form # 20, granting Site Plan Approval to Carkner Development, for property located in the I-1 zoning district, located at 7196 Morgan Rd., Case # 2011-1-5 based on a map by Zausmer-Frisch Designers, Project Number 11016, Map #'s A101, A201, A203, L-0, L-1, L-2, L-3 dated 3-15-2011 with revisions to 3-25-2011. Approval is conditioned on the following: all engineering and legal requirements shall be met.

Motion Passed 7-0

2011-7 Red Barn Country, LLC- Buckley Woods (3) – Preliminary Plat- 7354 ± Buckley Rd. (Adjourned from 1 previous meeting)

Chairman Lepkowski opened the Public Hearing.

Hal Romans, Surveyor for the applicant presented the plan. The new lots will create as little impact to environment as possible. As per County DOT requirements, turn-arounds in the driveways are now shown. Sanitary sewers will tie into the existing system. Hal will check with Town Engineers regarding new Stormwater Regulations.

A motion was made by David Hess and seconded by Allen Kovac to adjourn the public hearing to April 27, 2011.

Motion Passed 7-0.

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

Chairman Lepkowski opened the Public Hearing.

Hal Romans, Surveyor for the applicant presented the plan. He stated that the same issues applied to this proposal and the one across the street.

A motion was made by David Hess and seconded by Allen Kovac to adjourn the public hearing to April 27, 2011.

Motion Passed 7-0.

Old Business: Hearings Closed

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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. Doug Wickman stated that he wants a time line for the project, especially with regard to engineering issues so that we can keep the project moving along to get it back to the Town Board. Doug stated that Amy can work with him directly for some of the issues before coming back to the Board for review. The apartments are 2 story and 3 story buildings. The construction will start with the apartments, in phases, and the Townhouses will follow. There is need to look at Preliminary Plat and landscaping. The Board would like samples of siding, roads, lighting, site plans showing location of everything.

A motion was made by David Hess and seconded by Karen Guinip to adjourn the **PDD Project Plan Discussion** to April 27, 2011.

Signs

Sign*A*Ram - 7898 Oswego Rd., Spiritual Psychic (Mrs. Walker).

Zoned O-1, permit # 42,687

Freestanding Sign replacement- Allowed one per lot. Applicant is proposing a 24 sq. ft., illuminated sign. This meets requirement of the code. The sign is 9.08 feet high. More information is needed on illumination, how it will be lit and the wattage. (LED vs. Fluorescent) Street number location is also needed. We would like to see it on top of the sign.

A motion was made by Karen Guinip and seconded by Hal Henty to adjourn to April 27, 2011.

Motion Passed 7-0

Bergmann Associates - 7549 Oswego Rd., Sunoco Gas Station

Zoned LuC-1, permit # (pending), (ZBA Area Variance; Case Pending)

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1. Wall Signs- Allowed 2/tenant. Applicant is proposing a canopy sign that exceeds the allowable square footage (pending ZBA approval). Applicant's wall signage is proposed to be 27 sq. ft. and 37.3 sq. ft. is allowed. This portion meets the requirement of the code.
2. Freestanding Sign panel additions- Allowed one per lot. Applicant is proposing a 29.4 sq. ft. replacement panel; the existing sign is 48.4 sq. ft. This meets requirement of the code. These signs are internally lit with no LED.

A motion was made by Russ Mitchell and seconded by David Hess to approve the sign as presented.

Motion Passed 7-0

Bergmann Associates - 8450 Oswego Rd., Sunoco Gas Station

Zoned LuC-1, permit # (pending), (ZBA Area Variance; Case Pending)

1. Wall Signs- Allowed 2/tenant. Applicant's wall signage is proposed to be 382.5 sq. ft. and 22 sq. ft. is allowed. The applicant has a ZBA case pending to allow for an increase in the allowable number of wall signs, an increase in the allowable square footage of wall signs, and an increase in the allowable area for a canopy sign.
2. Freestanding Sign panel additions- Allowed one per lot; 32 sq. ft. Applicant is proposing a 37 sq. ft. replacement panel; the existing sign is 52.4 sq. ft. (pending ZBA approval)

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

Motion Passed 7-0

Bergmann Associates - 4744 Buckley Rd., Sunoco Gas Station

Zoned LuC-1, permit # (pending), (ZBA Area Variance; Case Pending)

1. Wall Signs- Allowed 2/tenant. Applicant's wall signage is proposed to be 259 sq. ft. and 34.7 sq. ft. is allowed. The applicant has a ZBA case pending to allow for an increase in the allowable number of wall signs, an increase in the allowable square footage of wall signs, and an increase in the allowable area for a canopy sign.
2. Freestanding Sign panel additions- Allowed one per lot; 32 sq. ft. Applicant is proposing a 66.4 sq. ft. replacement panel; the existing sign is 66.4 sq. ft. (pending ZBA approval)

The applicant got variances for all 3 sign proposals that were presented tonight.

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

Motion Passed 7-0

A motion was made by Karen Guinup, and seconded by David Hess to adjourn the meeting at 11:35 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons