

**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 April 2011. The meeting was called to order by Chairman Lepkowski at 7:30 PM and upon roll being called, the following were:

|                 |                  |  |
|-----------------|------------------|--|
| <b>PRESENT:</b> | Walter Lepkowski | Chairman   |
|                 | Allen Kovac      | Member   |
|                 | Hal Henty        | Member   |
|                 | James Sharpe     | Member   |
|                 | David Hess       | Member   |
|                 | Cindy Beckhusen  | Assistant Commissioner of Planning & Development |
|                 | Scott Chatfield  | Planning Board Attorney                          |
|                 | Doug Wickman     | C & S Engineers                                  |
|                 | Linda Simmons    | Planning Board Secretary                         |
| <b>ABSENT:</b>  | Karen Guinip     | Deputy Chairperson                               |
|                 | Russ Mitchell    | Member   |

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

**Motion Passed 5-0**

**Public Hearings:**

NONE

**Old Business: Adjourned Hearings**

**2011-7 Red Barn Country, LLC- Buckley Woods (3) – Preliminary Plat- 7354 ± Buckley Rd. (Adjourned from 2 previous meetings)**

Chairman Lepkowski opened the Public Hearing.

Hal Romans, Surveyor for the applicant presented the plan, a four-lot subdivision. Design engineer states nothing has changed. He had discussions with Doug Wickman. All engineering issues are resolved per Doug Wickman.

Public hearing was closed by Walter Lepkowski, and a motion was made to go right to Final Plat approval.

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A motion was made by Hal Henty and seconded by David Hess to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-7 Red Barn Country, LLC - Buckley Woods, Preliminary Plat, located at 7354± Buckley 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.

**Motion Passed 5-0**

A motion was made by David Hess and seconded by Allen Kovac, using form #40, granting Final Plat Approval to Red Barn Country, LLC.- Buckley Woods, for property located in the R-10 zoning district, located at 7354± Buckley Rd., Case # 2011-7 based on a map by Ianuzi & Romans Land Surveying, P.C., being file #3411.001 dated 1-26-2011, last revised 4-27-2011. Subject to all engineering and legal requirements.

**Motion Passed 5-0**

**2011-8 Red Barn Country, LLC- Buckley Meadow (3) – Preliminary Plat- 7353 ± Buckley Rd. (Adjourned from 2 previous meetings)**

Chairman Lepkowski opened the Public Hearing.

Hal Romans, Surveyor for the applicant presented the plan. A Conservation Easement was created, and the existing hedge row will be maintained. Chairman Lepkowski closed the Public Hearing.

A motion was made by David Hess and seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-8 Red Barn Country, LLC - Buckley Meadow, Preliminary Plat, located at 7353± Buckley 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.

**Motion Passed 5-0**

A motion was made by David Hess and seconded by James Sharpe, using form # 30, granting Preliminary Approval to Red Barn Country, LLC.- Buckley Meadow, for property located in the R-10 zoning district, located at 7353± Buckley Rd., Case # 2011-8 based on a map by Ianuzi & Romans Land Surveying, P.C., being file # 3411.001 dated 1-27-2011, last revised 3-23-2011. Subject to all engineering and legal requirements.

**Motion Passed 5-0**

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

Chairman Lepkowski opened the hearing.

Hal Maxian was present to explain the proposal.

Doug Wickman explained that there are a few issues that need to be resolved including the one hundred year flood space saver, the maintenance agreement that needs to be filed with the Town, and the grass area doesn't appear to be flowing to the space saver. Walter Lepkowski Chairman closed public hearing.

A motion was made by David Hess and seconded by Allen Kovac to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-10 Ticada Realty, Amended Site Plan Approval, located at 5496 E. Taft 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 poses no excessive impact on traffic.

**Motion Passed 5-0**

A motion was made by David Hess and seconded by James Sharpe, using form # 20, granting Site Plan Approval to the Ticada Realty on property located in the HC-1 zoning district, located at 5496 E. Taft Rd., for Case # 2011-10, based on a map by Maxian and Horst, being file #2011-10, last revised 4-27-2011 includes sheets labeled: L-2. Subject to all engineering and legal requirements.

**Motion Passed 5-0.**

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

Chairman Lepkowski opened the hearing.

Hal Romans, Surveyor for the applicant was present to explain the proposal. New Lot 1B may need water in the future. The existing water line feeds fire suppression system only; no bathrooms are present in the existing building. Access easements have been provided and shown on the map.

Janet Rathburn, a Clay Resident, spoke about concerns with the location of where the U-Haul vehicles are being parked. Chairman Lepkowski acknowledged that the Town is aware of this, and a letter was sent by the Commissioner of Planning and Development on April 20, 2011 that addressed this issue.

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The Chairman stated that the parking of U-Hauls vehicles must be behind fence in the area designated by the Special Permit and the Town Board wants to have compliance with this Special Permit. The Special Permit applies to Lot 1A only. There will be no U-Hauls on Lot 1B, this lot is for material storage only inside building.

Chairman Walter Lepkowski closed public hearing.

A motion was made by David Hess and seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-14 Timberview Forestry/Empire Building Subdivision, located at 7733/7739 Henry Clay Blvd. 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. .

**Motion Passed 5-0.**

A motion was made by David Hess and seconded by Hal Henty to move to Final Plat approval.

**Motion Passed 5-0.**

A motion was made by David Hess and seconded by Hal Henty to adoption of a resolution form #40, final plat approval be granted on subdivision known as Timberview Forestry/Empire Bldg Subdivision based on a map made by Ianuzi and Romans Land Surveying, P.C., bearing file No. 1052.046 and dated 3-11-2011.

The approval is also conditioned upon developer complying with all the legal and engineering requirements as specified in the Town of Clay regulations.

**Motion Passed 5-0.**

**Old Business: Hearings Closed**

NONE

**New Business:**

NONE

**Work Session**

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

Chairman Lepkowski opened the hearing.

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Amy Franco of Clough Harbor and Associates was present to update the Board on the progress of the Project Plan.

Jim Fahey, Architect was present. He presented plans for street trees and landscaping throughout the development. Earth tone colors are proposed for all exterior surfaces. Three-story apartment buildings would be the first to be built, and the townhouses would follow. There would be green sections throughout the development, and they would be adding fountains. Gravity sewers are proposed for this development. This was suggested by Walter Lepkowski chairman. Plans for lighting streets at the next meeting. There are plans for walking trails on the west side. Engineers will look at the plans prior to next meeting.

A motion was made by David Hess and seconded by Hal Henty to adjourn the **PDD Project Plan Discussion** to May 11, 2011.

**Motion Passed 5-0.**

**Signs**

***Sign\*A\*Rama. - 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 Board suggested placing the street number on sign with suggestion to have it on arch on top of sign, not on the ground.

A motion was made by James Sharpe and seconded by Allen Kovac to approve the sign as presented.

**Motion Passed 5-0**

***Rapp Signs, Inc.- 8395 Oswego Rd. - Springleaf Financial.***

Zoned RC-1, permit # 42,706

Freestanding Sign panel replacement - Applicant is proposing a 24.25 sq. ft. panel addition to the existing freestanding sign. This meets requirement of the code.

Wall Sign- Allowed 2/tenant, 8% wall face (24 sq. ft. for this tenant). Applicant is proposing one 20.07 sq. ft. sign on the front face of the building. This meets requirements of the code.

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

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**Motion Passed 5-0**

***Woodside Runne.LL, - Inverness Gardens Monument Sign***

Zoned PDD Permit # 42,750

Monument Sign- Applicant is proposing a 71.5 sq. ft. monument sign to identify the Inverness Gardens development. The requirements for signage in the PDD are subject to Planning Board approval, no maximums specified.

A motion was made by Hal Henty and seconded by David Hess to approve the sign as presented, with the condition that the developer files with the Town a document identifying the developer's responsibility for future maintenance of the sign.

**Motion Passed 5-0**

***Charles Signs Inc. - 7621 Oswego Rd., Cool Waters Pool & Spas.***

Zoned RC-1, permit # 42,752

1 Wall Sign- Allowed 2/tenant, 8% wall face (33.2 sq. ft. for this tenant). Applicant is proposing one internally illuminated 33 sq. ft. sign on the front face of the building. This meets requirements of the code.

The Board stated that the sign shall not go above the roof line. It will be lit with fluorescent T-12 lighting.

A motion was made by James Sharpe and seconded by Allen Kovac to approve the sign as presented.

**Motion Passed 5-0**

***Charles Signs Inc. - 3881 State Rt. 31, Orion Dental.***

Zoned RC-1, permit # 42,753

2 Wall Signs- Allowed 2/tenant, 8% wall face (87.36 sq. ft. & 179.2 sq. ft. for this tenant). Applicant is proposing one 80 sq. ft. sign on the front face of the building, and one 80 sq. ft. sign for the side of the building. Signs will be internally illuminated with LED lighting. This meets requirements of the code.

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

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**Motion Passed 5-0**

A motion was made by Hal Henty and seconded by David Hess to adjourn the meeting at 9:50 PM.

**Motion Passed 5-0**

Respectfully Submitted

Linda Simmons