

Regular Meeting  
Planning Board  
April 11, 2012

**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 of April 2012. The meeting was called to order by Chairman David Hess at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Walter Lepkowski	Member
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Cindy Beckhusen	Assistant Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

**ABSENT:**

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

**Motion Passed 7-0**

**Public Hearings:**

**\*2012-001 *Farone and Son Funeral Home* - Zone Change recommendation – Buckley Road near Waxwood Circle/Rita Drive**

Chairman Hess opened the public hearing. Hal Romans was present to explain the proposal along with Robert Ventre and Gordon Stansbury.

Mr. Romans began by stating the proposed zoning for this parcel is NC-1. They are proposing a one-story, 5500 square foot Funeral Home. There will be minimal impact on Buckley Road traffic.

The applicant stated that there will be off duty police present during funeral proceedings to direct traffic

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This is a 3.5 acre lot. There will be one entrance and one exit. Storm water drainage runs to the north to Buckley Road.

A 25-foot conservation easement, preserving the natural tree row will be in place on site.

The applicant stated that there are 85 parking spaces planned with possibly 25 additional spaces available.

Gordon Stansbury discussed the traffic study. Traffic volume was done on June 28, 2011 and was increased 20% for school not being in session. There are sufficient gaps in traffic, up to 200 cars per hour during peak traffic hours and site distances of 500' to 600'. There are no concerns for entrance or exit driveways. There would be a minimal impact on Buckley Road. They do have off duty sheriffs on-site during calling hours to prevent parking on the main road. There are 80 on-site parking spaces which will be adequate.

County Planning board has given approval.

This will be a residential-style building with peaked roof.

Public hearing is left open.

Potential additional parking spaces will be shown on map at next meeting.

A motion was made by Karen Guinup and seconded by Russ Mitchell to adjourn the Public Hearing to April 25, 2012 meeting.

**Motion Passed 7-0**

**\*2012-003 *Kristin Purcell (Michael Graham)* – Zone Change recommendation – 7897 Oswego Road**

Chairman Hess opened the public hearing. Hal Romans was present to explain the proposal

Mr. Romans began by stating that the applicant is requesting a zone change to the O-1 office zone. This is .6 acre parcel. There will be no roofing supplies on site. The trucks will be stored in the garage. Employees will drive personal trucks to site and then take company trucks from garage to job sites. There will be indoor parking. They would be willing to sign a covenant stating that this parcel would be used as office space only.

They are asking for zone change and also variances that are based on the new zone change.

The accessory building must be used as garage space only. The maximum allowable height is 15'. This will be housing for 6-8 trucks. There will be no storage of anything inside building.

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There will be no outdoor storage of anything, such as tar machine, scissor lifts, etc., as he does not own, nor store them.

A motion was made by Hal Henty and seconded by Karen Guinup to adjourn this Public meeting to April 25, 2012.

**Motion Passed 7-0**

**\*\*2012-010 *Brian's Towing Auto Recovery (Brian Antonelli) – Special Permit – 7707 Henry Clay Boulevard***

Chairman Hess opened the public hearing. Mr. Chris Gaiser was present to explain the proposal. Mr. Gaiser began by stating he is looking for special permit for towing to deposit and temporarily store vehicles on property in back of this building. This is 450' off Henry Clay Blvd. This is not easily visible. There would only be a maximum of 2-3 vehicles at any one time. This is only for short term storage until the vehicles are retrieved. Vehicles with possible stay of more than 2-3 days will be moved to another site.

The I-1 zone regulations would consider this as accessory activity usage. The site plan needs to be modified. They can not refer to ZBA.

Eastern side of building 24 foot by 24 foot to be enclosed by a chain link fence.

Looking for 1 year with accommodations for up to 3 years. There is no significant impact to environment.

Need new site plan to show where storage will be. Board members will accept Mark Territo's interpretation. Walter Lepkowski does not agree with interpretation that this is an allowed use in an I-1 zone. The I-2 zone allows for motor vehicle storage and not an I-1. He noted that the commissioner was not present to elaborate.

Modifications to site plan will be presented, revised plan must show at least the fencing. Public hearing is closed.

A motion was made by Hal Henty, seconded by Karen Guinup to adjourn the Public Hearing to April 25, 2012.

**Motion Passed 7-0**

**\*\*2012-011 *Orange Commons Subdivision – Preliminary Plat – 4414 State Rt. 31***

Chairman Hess opened the public hearing. Julian Clark, representative of Plumley Engineering was present to explain the proposal along with Mr. Christian Danaher.

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

Mr. Danaher began by describing the proposal. The zoning for this parcel is R-7.5, and a minimum width up to 70 feet at building line is required. 113 lots confirmed before preliminary plat.

The applicant stated that the maintenance of open spaces will be maintained by a home owners association. Previously this has been approved in 2006. There are concerns with extensive delay of maps and ultimately not filed.

1. Traffic study has been updated with no significant changes, feedback from DOT today with no significant comments.
2. Wetland limits. Part of sections 103, 1-4 and 105 lots.
3. Confirm storm water permits, we will be operating under old storm permit with modifications, Plumley Engineering will be taking care of this issue,
4. Gas transmission lines on lot 23 shows 25 feet from line to house building.

All lots must meet dimensional requirements. All changes made will meet DEC requirements. Traffic plans can be emailed. They will be forwarded. Wet lands expanded in lots 5, 4, 3. Width and length of lots shown on square footage must be shown on plans.

David Hess stated he works for National Grid but has no interest in this development. Jim Palumbo expressed to the board that on occasion he has professional interaction with Plumley Engineering but has no professional interests in this development.

The applicant needs an updated preliminary plat and a SWPPP that should be presented shortly. A Drainage and Traffic Study is needed. Ryan Homes is the builder.

Kim Patterson is meeting with Tom Weaver to review roadway gutter terminations,

Kevin Conklin of National Grid stated he had concerns over natural gas lines. Details must be shown on map. Mr. Conklin further stated that there is a formal process for easements.

Public Hearing is left open.

A motion was made by Russ Mitchell, seconded by Karen Guinup to adjourn the Public Hearing to April 25, 2012.

**Motion Passed 7-0**

**Old Business: Adjourned Hearings:**

**\*\*2011-31 Sam's Real Estate Business Trust/Wal\*Mart Real Estate Business Trust. (3) Site Plan – 3895 State Route 31- Wal\*Mart SuperCenter (adjourned from 12 previous meetings)**

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Chairman Hess opened the public hearing. Mark Petroski of Bergman Associates was present to explain the proposal along with Eric Haselbauer of Harter, Secrest and Emery, LLP.

Mr. Petroski began by explaining the need for an access road.

A Special Meeting on April 25, 2012 at 6:00 pm was suggested and will be arranged.

Easement modification requirements were discussed, they will provide slide in email.

A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn the Public Hearing to April 25, 2012 at 6:00 hours; with traffic and modifications of traffic study in a special meeting.

**Motion Passed 7-0**

**Old Business: Hearings Closed**

NONE

**New Business:**

**2012-013 - *Group One Development LLC (Newbury Woods)* – Final Plat – Henry Clay Boulevard**

Chairman Hess opened the public hearing. Hal Romans was present to explain the proposal.

Mr. Romans began by describing that, according to Robert Germain, the deed is satisfactory.

No changes on final plat from what was previously shown on the preliminary plat. A letter has been issued from Robert Germain offices stating that when everything is reviewed the chairman's signature is final.

(No SEQR Required on Final Plat)

A motion was made by Russ Mitchell seconded by Jim Palumbo, using form # 40, granting Final Plat Approval to *Group One Development LLC (Newbury Woods)*, for property located in the R-40 zoning district, located at Henry Clay Blvd., south of NYS 31, Case # 2012-013 based on a map by Ianuzi and Romans, being file # 2868.007 sheets 1-4 dated October 20, 2006 and revised September 1, 2011. Approval is conditioned on the following: the developer complying with all the legal and engineering requirements as specified in the Town of Clay regulations. Subject to all engineering and legal requirements.

**Motion Passed 7-0**

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**SIGNS**

**Metropolitan Signs – *Grace Evangelical Church* – 5300 State Route 31**

Zoned RA-100, permit # 43,623

(1) Freestanding sign 24 square feet and 6 feet in height, with a 9 foot front yard setback (Variances received February 13, 2012, Case #1446). Ron Houghton and Dave Rizzante of Metropolitan Signs presented. The street number will be placed on top of sign.

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

**Motion Passed 7-0**

**Work Session:**

NONE

A motion was made by Allen Kovac, seconded by Walter Lepkowski to adjourn the meeting at 12:00AM.

**Motion Passed 7-0**

Respectfully Submitted

Linda Simmons