

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 9th of October 2013. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers
	Linda Simmons	Planning Board Secretary

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

Motion Passed 7-0

Public Hearings:

****7:30 P.M. - Case #2013-034 – Willow Stream Apartments North – Updates (3) – Amended Site Plan – 3774 New York State Route 31**

Chairman Hess opened the public hearing. James Trasher representing Alberici and sons was present to discuss the proposal. He stated that they are proposing a stockade fence with a planting of trees along the fence to shelter the maintenance equipment. He states that the two dumpster sites will remain the same with enclosures. The metal gate with breakaway feature for emergency vehicle use will be maintained. Trees along the fence will be used to block the view of trucks from neighbors. Trees to be planted about 20 feet apart. The standing rocks will be moved or placed on outside of fence.

Neighbor Martin Golanka spoke. He stated that he resides directly across the road from entrance. He stated that entrance is used very frequently. He stated that he is concerned about rollaway dumpsters. He states when they are moved that his house shakes, and the roads are getting beat up. He states the roads are dusty when dry and muddy when wet. The use of cedar fencing concerns him, he feels something more is needed that would be easier to maintain. He is wondering if driveway is to be paved. Is a dead end sign or no outlet sign to be installed? Other

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neighbors spoke citing similar concerns. Ms. Luteran asked if it is necessary for emergency access.

Main concerns consist of:

1. Paving
2. Emergency gate only
3. Material used for gate
4. Roll off dumpster use
5. The need for construction equipment, snow plows

Settlement of:

1. Vinyl fencing with no trees
2. No rolloff dumpsters on road
3. Some landscaping on outside of fence

A motion was made by Russ Mitchell and seconded by James Palumbo to close the Public Hearing.

Motion Passed 7-0

A motion was made by Hal Henty and seconded by Karen Guinup to adjourn to October 23, 2013 hearing.

Motion Passed 7-0.

****7:35 P.M. - Case #2013-035 – *Lands of Martin* (3) – Preliminary Plat – end of Millbrook Road**

Chairman Hess opened the public hearing. Tim Coyer of Ianuzzi and Romans was present on behalf of the applicant. Tim stated that this parcel is part of a parcel on Buckley Road. They are 2 separate tax parcels that were subdivided by deed, rather than through the formal subdivision process, which makes the 2 lots illegal in the Town's eyes. Currently snow is plowed onto the parcel in question. Written agreement needs to be presented. Mr. Weaver is subject to this agreement in writing. County has not reviewed this. This can be reviewed by the county within 6 years.

1. County recommendation is needed
2. Agreement with the highway supervisor regarding the snow plowing needs to be obtained
3. Sanitary agreement needs to be in place.

Applicant is willing to accept risk from October 23, 2013 to November 13, 2013.

The Board is not at risk.

The Town is not at risk.

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This can be re-approved in November 13, 2013 and this will solidify this.

A motion was made by Hal Henty and seconded by Russ Mitchell to close the public hearing.

Motion Passed 7-0

A motion was made by Hal Henty seconded by James Palumbo to adjourn to October 23, 2013.

Motion Passed 7-0

Old Business: Adjourned Hearings:

****Case #2013-021 – Avicolti's Pizzeria And Restaurant Addition- (3) Site Plan - 7839 Oswego Road (Adjourned from 2 previous meeting)**

Chairman Hess explained that the applicant has withdrawn this request.

***Case #2013-022 – Bergman Associates – Sunoco, Inc. (R&M) - Special Permit referral, 8450 Oswego Road (Adjourned from 3 previous meeting)**

A motion was made by Karen Guinup and seconded by Allen Kovac to adjourn the Public Hearing to November 13, 2013.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

Case #2013-033 – The Farmstead, Section 1 (5) – Final Plat - 4834 Grange Road

Hal Romans was present on behalf of the applicant.

A motion was made by Russ Mitchell seconded by Allen Kovac using form #40, granting Final Plat Approval to *The Farmstead, Section No. 1*, for property located in the R-15 zoning district, located at 4834 Grange Rd., Case # 2013-033 based on a map by Ianuzzi and Romans, being file #1431.037 dated June 27, 2013 last revised July 9, 2013. Approval is subject to all engineering and legal requirements.

Motion Passed 7-0

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Case #2013-036 – *Lands of Martin* (5) Final Plat – end of Millbrook Road

A motion was made by Russ Mitchell and seconded by Karen Guinup to adjourn to October 23, 2013.

Motion Passed 7-0

SIGNS

None

Work Session:

None

A motion was made by Michelle Borton, seconded by Karen Guinup to adjourn the meeting at 9:17 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons