

Regular Meeting
Planning Board
September 14, 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 14th of September 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
	Hal Henty	Member
	Russ Mitchell	Member
	David Hess	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 Member

The Chairman announced that Planning Board Member James Sharpe has resigned and thanked him for his many years of service.

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

Motion Passed 5-0

Public Hearings:

NONE

Old Business: Adjourned Hearings

2011-18 *Red Barn Country, LLC* (3) Preliminary Plat – 7165 and 7175 Buckley Road (adjourned from 2 previous meetings)

Chairman Lepkowski opened the public hearing. The applicant has requested an adjournment as there are engineering issues that need to be resolved.

A motion was made by David Hess, seconded by Karen Guinup to adjourn the Public Hearing to September 28, 2011.

Motion Failed 3-2 (Russ Mitchell and Hal Henty voted against as they feel the issues will not be resolved by the next meeting and should be adjourned to a later date.)

A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn the Public Hearing to October 12, 2011.

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Motion Passed 5-0

2011-22 *Group One Development, LLC* (Maple Park) (3) Preliminary Plat – Maple Road, just north of Caughdenoy Road (adjourned from 2 previous meetings)

Chairman Lepkowski opened the public hearing. The applicant has requested an adjournment, as there are engineering issues that need to be resolved.

A motion was made by Russ Mitchell, seconded by David Hess to adjourn the Public Hearing to October 12, 2011.

Motion Passed 5-0

2011-27 *Tops Markets, LLC/Tops Fuel Facility* (3) Site Plan (gas pumps) – 3803 Brewerton Road-Airport Plaza (adjourned from 2 previous meetings)

Chairman Lepkowski opened the public hearing. James Trasher of CHA was present to explain the proposal, along with Louis Terragnoli of Tops Markets.

The discussion of ingress/egress and traffic flow within the gas station and Tops parking lot continued. James explained what had been eliminated from the previous plan. Karen Guinup asked what the status of the bus stopping in the store is and James said after the gas station design is finalized, they will work on that issue.

Kim Patterson suggested that they put a 'no right on red' sign from Route 11 into the plaza, as this could cause conflict points if one were not posted. James stated that they will propose this to DOT.

Russ Mitchell stated that everyone is moving from Route 11 into the gas station and not from Tops. He also stated 2 weeks ago that all traffic should move in one direction and this comment was not addressed.

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to September 28, 2011.

Motion Passed 5-0

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2011-31 Sam's Real Estate Business Trust/Wal*Mart Real Estate Business Trust. (3) Site Plan – 3895 State Route 31- Wal*Mart Super Center (adjourned from 2 previous meetings)

Chairman Lepkowski opened the public hearing. Glenn Harvey of Bergman Associates was present to explain the proposal.

The attorney for the applicant stated that the 30 day time period for the Lead Agency Declaration has expired, and since there was no dissent, the Planning Board is now the lead agency.

The Architect for the applicant presented a revised elevation concept, base concepts, and a comparison with current occupation of Route 31 corridor. The applicant stated that brick and efface panels are signature products. They are proposing to use earth tones.

Russ Mitchell states he is disappointed in the plans, and the remainder of the Board agreed. They will try to get photos of newly constructed building in this area. They asked to table architecture plans for now.

There is a need for more green space. Lighting and landscaping still need to be discusses, as well as parking issues.

Traffic issues: DOT will be making changes to Route 31 signal timing, and this will be in place by middle of November.

Site plans with sidewalks and green space areas need to be submitted.

All administrative issues needed to be discussed with Mark Territo, Commissioner of Planning and Development directly.

DOT issues:

1. Coordination of trip issues, memo to DOT regarding supercenter trip new traffic patterns.
2. Impacts with timing issues, Mark Grainer of the NYS DOT is allowing more time for pedestrians to cross road.

The road will reflect two 12-foot lanes which will be striped. A date must be established with DOT.

Since Wal-Mart will be reintroducing layaway programs, is there adequate inside space for merchandise storage inside the store, as storage trailers or any other type of 'temporary' storage units outside the building are not allowed.

Other items mentioned included the status of the administrative subdivision, the potential of the Soule Rd./481 on-ramp to be re-designed, and the internal flow of traffic through the existing Wal-Mart parking lot.

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The public hearing will be kept open.

A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn the Public Hearing to September 28, 2011.

Motion Passed 5-0

2011-32 *Innovations Salon & Spa, addition and expansion* (3) Site Plan – 3627 State Route 31 (adjourned from 1 previous meeting)

Chairman Lepkowski opened the public hearing. Mark Weiss was present to explain the proposal.

The applicant has addressed the comments of the Planning Board:

Changed stop sign, 8' X 20 '.

Addressed town engineering comments—note for engineering is taken off.

ADA Handicapped parking regulations would prevail for parking space requirements. Scott Chatfield Planning Board Attorney will check on the Town Zoning code.

The canopy, which is shown on permanent plans, is a permanent structure in ground with concrete.

1% slope for sidewalks, cross slope to the side. This is adequate, the Town Engineer discussed this with the applicant.

The property now has one tax map number. This has been combined through the administrative subdivision process.

The lot line shall be eliminated on the Site Plan.

Lighting is OK.

Outlet protection measures – bring hatch pattern must be brought down.

Must be shown on site plan:

1. Show canopy.
2. Elimination of lot line showing on plan that cross lines.
3. Pipe outlet protection measures and aren't specific on plans.

Drainage will be ok as they are reducing impervious area; this must be done prior to issuance of certification of occupancy. Karen Guinip asked if this meets expectations.

Storm water inspection complete and in compliance.

The applicant must submit new plans dated 09/14/11.

Prior to the issuance of certification of occupancy we recommend the Town verify that soil restoration complies with DEC regulations and inspections.

A motion was made by Russ Mitchell seconded by David Hess to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-32 *Innovations Salon & Spa, addition*

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and expansion, Site Plan Approval, located at 3267 State Route 31, 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.

Motion Passed 5-0

A motion was made by Hal Henty, seconded by David Hess to adjourn the Public Hearing to September 28, 2011.

Motion Passed 5-0

2011-34 *Clay North Apartments* (3) Site Plan (amended) – Dell Center Drive (adjourned from 1 previous meeting)

Chairman Lepkowski opened the public hearing. Alex Wisniewski of LJR engineering was present to explain the proposal. The County Planning Board resolution has now been received and reviewed, and they had no comment about the proposal.

The Planning Board reiterated that access to Ver Plank Rd. from Dell Center Dr. can not happen.

The Planning Board Chairman wants the applicant to reconsider sidewalks from their property down Dell Center Drive as there is a lot of pedestrian traffic that will be in this area, especially considering this leads to an elementary school across Route 31.

Scott Chatfield stated that he has received the updated Plat map with the proposed easements, but it can not be signed until further review.

A motion was made by Russ Mitchell seconded by David Hess to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-34 *Clay North Apartments*, Amended Site Plan Approval, located at Dell Center Drive, 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.

Motion Passed 5-0

A motion was made by David Hess seconded by Russ Mitchell using form # 20, granting Amended Site Plan Approval to the *Clay North Apartments* on property located in the R-APT zoning district, located at Dell Center Drive, for Case # 2011-34, based on a map by LJR Engineering, being file # 912.001, dated August 2, 2010 last revised September 14, 2011. Includes sheets labeled:1 through 4, dated August 2, 2010, last revised, September 14, 2011. Subject to all engineering and legal requirements, and that the applicant shall renumber the lots to be consistent with the Plat map (lot 2 will become lot 12 and lot 1 will become lot 10.)

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Motion Passed 5-0.

A motion was made by Russ Mitchell seconded by Hal Henty, to **amend** **Case Number 2011-33**, Final Plat Approval to modify the description of the easement that appears north of 'Lot 3' by eliminating the words 'for the drainage easement' based on a map by CNY Land Surveying , file number 11.038, last revised September 14, 2011.

Motion Passed 5-0.

Old Business: Hearings Closed

NONE

New Business:

SIGNS - NONE

2010-37 Merle Builders – Final Plat- Copperstone Woods Block 11 Amended Town Houses

Chairman Lepkowski added this item to the agenda. Chairman Lepkowski opened the public hearing. The Commissioner explained that this request is for approval of the last section of the Copperstone Woods Townhouse development.

A motion was made by Karen Guinup seconded by David Hess to approve the Amended Final Plat using standard form # 40 drawing by Steven Sehnert land surveyor, final date being September 2, 2011 subject to all legal and engineering, and the following:

The Planning Board Chairman must be in receipt of a letter from the Town of Clay Legal/Engineering Department before signing the map.

Motion Passed 5-0

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. It was stated that the Town Board granted an extension to October 20, 2011.

Complete set of plans were presented.

The Board needs specific landscaping plans, individual landscaping options left to townhouse owners.

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Commercial light poles and additional landscaping on west side were shown, and walking lanes on each side of roads.

They must speak with Ron DeTota about the green infrastructure requirements.

Sidewalks and parking area around apartments and club house will be made of impervious material.

Developer will be putting up mailboxes.

Additional labels need to be shown on map.

A map to see how Town of Clay and Town of Cicero construction will look together is requested by the Board.

A motion was made by Karen Guinip, seconded by Hal Henty to adjourn the Project Plan discussion to September 28, 2011.

Motion Passed 5-0

A motion was made by Russ Mitchell, seconded by Davis Hess to adjourn the meeting at 11:30 PM.

Motion Passed 5-0

Respectfully Submitted

Linda Simmons