

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 25th of March 2015. 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
	Hal Henty	Member
	Russ Mitchell	Member
	Allen Kovac	Member
	James Palumbo	Member
	Michelle Borton	Member
	Gloria Wetmore	Planning Board Secretary
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers

ABSENT: Karen Guinup Deputy Chairperson

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

Motion passed 5-0-1 Allen Kovac abstained (he was not present at the previous meeting).

Public Hearings:

*7:30 P.M. Case #2015-006 – *The Mufale Limited Partnership* (5) – Zone Change Referral - 3946+/- NYS Route 31 – (R-7.5 to TH)

Tim Coyer of Ianuzzi and Romans explained the plan, the total area is 27 acres, and 11 of the acres are for this zone change, the remainder is currently zoned for townhouses. 52 lots total. 28 multi family and 24 single family units could be built under the current zone. He showed the plan if it was all zoned R-TH there would be 66 lots.

One option would be 26 duplexes, 52 units, 1500 sq. ft. per home; this also shows the potential for the cut through to Partridge Way.

Another option is to have no connecting road. The applicant does not have a preference regarding the connecting road. Chairman Hess stated that Onondaga County DOT is recommending the cross connection.

Karen Guinup joined the Board at 7:45 pm.

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David Hess said he does not like the cross connection and thinks it will just be a cut through; he also is not in favor of a 6 building complex. Duplex will be a better use. David asked if there would be on street parking with duplex, and Mr. Coyer said there would not be on street parking.

Hal Henty also does not like the connecting road.

Allen Kovac said if it didn't connect to Partridge Way and only connected to Pine Gate, there would have to be a traffic study.

Jim Palumbo said he would like to see a traffic study at this stage instead of waiting for the site plan.

Dave Hess said they would need a traffic study that would include the impact to Sutcliffe Dr. He asked Mr. Coyer if they could have a traffic study done by the April 8th meeting. Dave Hess also asked about the variance on the plan for the side yard setback. He also said that he liked the fact it was presented both ways.

Russ Mitchell said they really need to come up with another plan.

Scott Chatfield Stated that the Town Board is the lead agency and the Planning Board cannot ask for a traffic study, we can only recommend they do one.

David Hess opened the floor to the residents for comments.

James Jarosz of 4035 Underbrush Trail, Said if you bring 100 extra cars through the neighborhood, it can't be done.

Tony Marzullo of 4243 Blue Beech Lane. He mapped out the route; the waiting time to get out onto Soule Rd is to long. Pinegate needs to be repaved it is in poor repair.

Bruce Swift of 8435 Sugar Pine Circle, said that Pine Gate So. Ended at his lot. And was told by the builder there would never be a connecting road. He would like to see 1 acre of land made into a green space and can never be made a connector road.

Joann Meyers of 8403 Sutcliffe Drive, said there will be traffic blocking her driveway and maybe 20 other driveways.

Steve Ludlow of 8487 Big Cone Path, on the corner of Pine Gate Pkwy is worried about the cut through traffic from Rt 31. Will potentially add 10 times the 100 car increase. Also Mr. Ludlow asked about drainage on the plan and no lots on the cul-de-sac.

Chairman Hess explained as a board we cannot force an applicant to put in for a specific zone.

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Kathleen Marzullo of 4243 Blue Beech Lane, said most of the residents do not want the zone change, also she said the property values will go down. And people walk and bicycle. This will be impossible with the added traffic.

Ken Lapoint of 8424 Sutcliffe Drive said a traffic study done in mid April would be totally different than one done around the holidays.

Ron Blair of 4048 Underbrush Tr. Asked Chairman Hess to explain the process a zone change goes through. The Chairman said it all starts at the Town Board then it is referred to the Planning Board for a recommendation. If the Town Board does approve the zone change, the case comes back to this board for site plan approval.

Mr. Blair also said that children play in the street and increased traffic is a safety issue.

Dan Carfi of 4025 Underbrush Tr. asked if they could add a loop road.

Chuck DeGilormo of 4107 Nutcracker Trail stated that 52 houses would cause an increased amount of large equipment and wonders if that would cause a problem on the roads. Also he said that Sutcliffe is not a parkway.

Steve Janasic Pine Gate South wants a traffic study.

David Hess said the Planning Board can recommend to the Town Board to request a traffic study.

Edward Rosche of 8364 Golden Larch Lane, said he moved into Pine Gate in 1984, and said even though it isn't required the , the Town Board is the one that would insist on a traffic study.

Kristen Davis of 4037 Underbrush Trail, asked why have a zone change? Dave explained the property owner has the right to apply for a zone change. Anyone has the right to ask for a zone change. She asked if this would be pushed through for financial reasons. Dave Hess explained that has no idea about the financial impact on the town.

John Terry of 4058 Sweet Gum Lane stated that he has been here since 1985; he loves the neighborhood and raised his children in this house. He just wants to keep the same quality of life.

Michael Cioci of 4012 Underbrush Trail said the County recommends the connection road; The County has an obligation to keep the roads safe. Can the Town Board go against the county recommendation? Dave Hess explained that if the zone change is approved the county would do a second referral at the site plan stage. The Planning Board can tailor the plan.

Chairman Hess asked if anyone had any additional comments or questions and there were none.

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A motion was made by Michelle Borton seconded by Russ Mitchell to close the public hearing.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this case to April 8th 2015.

Motion Passed 7-0

Old Business: Adjourned Hearings:

None

Old Business: Hearings Closed

*Case #2015-003 – *Associated GroupServices* (5) – Zone change referral – 3652, 3694, 3702, 3712, & 3720 NYS Route 31 (adjourned from 1 previous meeting)

Tim Coyer was present for the applicant. Mr. Coyer showed a new plan. Chairman Hess asked Mr. Coyer to hold off showing any new plans because the public hearing was closed and there could be no new plan. He asked that the applicant present the new plan to the Town Board since that hearing is still open.

Chairman Hess asked the Planning Board members for their input.

Russ Mitchell is not against the zone change, the solar is what the people don't want. The solar farm is too big, and if the zone change is approved he wants to see a bigger berm.

Hal Henty agrees with Russ Mitchell he is not against the zone change, and something has to be done with the solar farm.

Karen Guinup Has reservations looking long term on the commercial aspect. Do we want to start commercial development on the south side of State Route 31 to Route 57 to the rail road tracks? Not having a traffic study or input from the State regarding any mitigation, at this point making left turns onto State Route 31 will be a nightmare. As for the solar panels she feels this would be a good transition between the residential and commercial. She is against the recommendation.

Jim Palumbo he drove by the site and it needs a buffer. He always thought this would be a good office park. Worried about lighting and the explosion of commercial.

Michelle Borton needs a traffic study, Buffer is important and the proposed buffer is inadequate. Another issue Cul-De-Sacs, they need to be looked into and improved.

Allen Kovac Abstained.

Dave Hess likes O-2 zone he is not ready for RC-1, doesn't like the temporary turn arounds on Black Brant. Against the recommendation. However if it does go through he would like a clear berm, and doesn't want the solar panels to be 8 ft tall.

The vote was split 3 to 3 with 1 abstention. See comments .

New Business:

Signs

Charles Signs, Inc. – Seneca Federal Savings and Loan Association – 7799 Oswego Road.

Zoned RC-1, Permit #46,143

3 - Wall Signs – Applicant is proposing three wall signs: one - 5.8 square feet and one 30.0 square feet when 91.1 square feet is allowed and the third sign is 35 square feet when 42 square feet is allowed. The applicant had received an Area Variance on 3/9/2015 for additional wall sign.

1 - Freestanding Sign – Applicant is proposing a 51 square foot free standing sign, when 64 square feet is allowed. The proposed sign will meet the code.

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

Motion Passed 6-0 Karen had not joined the meeting at this time

Mark Bullis – Bull and Bear Enterprizes, LLC – 8201 Oswego Road

Zoned RC-1, Permit 46,144

2 – Wall signs – Applicant is proposing two 32 square feet wall signs, when 51.6 square feet for each wall is allowed. The proposed signs will meet the code.

1 – Freestanding Sign – Applicant is proposing one 32 square foot freestanding sign. This is a face change. The proposed sign will meet the code.

A motion was made by Karen Guinup seconded by Michelle Borton to approve the sign as presented.

Motion Passed 7-0

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A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the meeting at 9:28 pm.

Motion Passed 7-0

Respectfully Submitted

A handwritten signature in cursive script that reads "Gloria Wetmore". The signature is written in black ink and is positioned below the typed name.

Gloria Wetmore