

Regular Meeting
Planning Board
Town of Clay
October 13, 2010

APPROVED

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 13th day of October 2010. 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
	Allen Kovac	Member
	Hal Henty	Member
	James Sharpe	Member
	Russ Mitchell	Member
	David Hess	Member
	Mark Territo	Commissioner of Planning & Development
	David Balcer	Town Planner
	William Perrine	C & S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

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

Motion Passed 7-0

Public Hearings:

2010-8-3 COR VerPlank Road Co., LLC (3) – Zone Change Recommendation, RA-100 & R-APT to R-15 at the westerly end of Dell Center Drive.

Old Business: Adjourned Hearings

***2010-8-1 COR VerPlank Road Company, LLC (3) Preliminary Plat - Westerly end of Dell Center Drive (Adjourned from 1 previous meeting)**

***2010-8-2 COR VerPlank Road Company, LLC (3) Site Plan – Westerly end of Dell Center Drive (Adjourned from 1 previous meeting)**

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Chairman Lepkowski opened all three Public Hearings. Hal Romans presented for the applicant. There are 87 plus acres zoned RA-100, the applicant is asking for a zone change to R-15. Mr. Romans explained the applicant could build 25 lots with the current RA-100 zoning. Mr. Romans showed a proposed two roadway connections to VerPlank Road, as well as the extension of Dell Center Road. The density plan was based on 116 lots that were used for the clustering plan. The applicant does not want to build as a subdivision. The County DOT is reviewing the traffic study.

Alex Wisnewski and Jim Fahey presented the updated Site Plan. There was a meeting with the Army Corp of Engineers. The wetlands to the west were flagged. The apartments were reconfigured. Reoriented the end buildings, added curvature to the entry drives. The dumpster enclosures were improved. Mr. Wisnewski explained the detention ponds, that the intention is to direct the water to the north to a large culvert. He will have the photo metrics for the next meeting.

Chairman Lepkowski asked why they want to add the sliver of R-Apt. it is useless under the power lines, that wasn't included in the open space. Hal Romans said no. The Chairman said the new concept should be walkable to the adjacent commercial property. Hal said they could add some walking paths.

The Chairman asked if the applicant had a builder. Kate Johnson said they are in the process of signing one, it is a local builder. The entire infrastructure can be done in phases. The Chairman said VerPlank Road is an issue, with the increase in traffic. If it was phased, only the Dell Center extension be built with no access to VerPlank Road.

Kate said they could deed the property over to the town, and build a stub road. Hal Romans said the internal roads could be built with no access to VerPlank. Hal Romans had an informal meeting with County Planning concerning the increased traffic on Ver Plank Road. They agreed VerPlank would not be ready for approximately five years.

Kate Johnson said COR purchased another piece of property, now the road can go straight. The applicant would be willing to build a stub road to VerPlank Road and put up a barricade until such time VerPlank is improved by the County.

Chairman Lepkowski asked if anyone had any questions or comments. David Arnold asked about improvements to the drainage. Mr. Arnold said 5 days after a very heavy rain storm, water was still gushing under the rail road tracks. William Perrine said the proposed improvements to the drainage will have water flow into the Gaskin Road drainage district.

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Chairman Lepkowski said they will take a very close look at the drainage.

Mr. Arnold asked Kate Johnson if they had a core test done, she said she didn't think so but she will look into that.

Philip Gizzi, New York State Power Authority addressed the Board. Mr. Gizzi said that there are people on staff that will work with the developer to assist when they build near power lines. Chairman Lepkowski asked if there is a written guide line available. Mr. Gizzi said there is not. If the Board sends a letter to the NYS Power Authority they will make a written guide.

Chairman Lepkowski said the State Power Authority is an agency of interest and will be notified of the progress of this project.

Mr Gizzi explained that the power line on the parcel is working 24-7 at full capacity. If this power line goes down the entire East will be without power. There was some discussion on magnetic fields. Mr. Gizzi also said twice a year they inspect trees near the power lines and trim the ones that need it.

Amy Fake explained the use of the 1% growth rate from the traffic study. They took an average from 1997 through 2008. When they look at the whole plan they come up with the percentage.

When the traffic study was conducted for the Lowe's full build out, they projected high. Chairman Lepkowski said the State hasn't determined if they want an updated traffic study.

Kate Johnson said that C&S and the Town Board have looked at the traffic study. The Chairman said there should be comments from them at the next meeting.

David Arnold said there is a problem with the "T" at the entrance of the COR parking lot. Mr. Arnold said he has to wait quite a while at the stop sign.

Karen Guinup said when exiting from the east you can go to Dell Center and exit at the light. When exiting from the west there is no problem because you're not crossing traffic.

Chairman Lepkowski said we are the lead agency and still gathering information, this will take a while. We will need a full EIS.

William Perrine said that the sanitary sewer analysis is still being studied by C&S.

Russ Mitchell asked what happens with all the cars at this site. Amy explained the peak morning hour is 7:15 to 8:15, not all the cars will be leaving at that time. Some cars will leave later.

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The Chairman said looking at the project as a whole there is only one side walk all the way over by Kohls. Alex said there are other areas where walks could be added.

David Hess asked about the height of the light poles. They are 20' the town standard is 14'. He also asked about the style of the fixture. Alex said it is a private drive and the fixtures are high end, and are keeping with the design.

Mr, Arnold has concerns about people from the apartments four wheeling through his property. Kate said the people won't have enough space to store 4 wheelers.

Jim Fahey presented the plan. The buildings have an upscale look but are low maintenance. Vinyl siding; cultured stone on the front, and possibly on the sides. No stone on the back. There will be 5- 9x7 garage doors on either side of the buildings. Lighting at the entry and exit ways. Individual lights at the garages. Dumpsters will have 3 sided enclosures post and rail with vinyl pickets. That will match the buildings.

Hal Henty asked how many buildings there will be in phase one. Mr. Fahey said there will be 4 buildings and the club house in phase one.

The discussion turned to the EIS and the Lead agency. The Town Board was Lead agency when the Zone Change was done for the 76 acres for Apts. Kate said she will forward the Lead agency findings to Mark Territo. A full EIS was done for the Apt Site; Now the Planning Board can only require one for the Zone Change.

A motion was made by Russ Mitchell seconded by Hal Henty to adjourn the public hearing to October 27, 2010.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business: Signs

Here's Your Nickel – 7575 Buckley Road (Sugarwood Plaza)

Zoned RC-1, permit #42,462

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Freestanding signs – Re-face 4 signs 9.33s.f. ea.

Wall signs – Allowed 2/tenant, max s.f 8% of the wall area. Allowable area is 72 s.f.
Proposed sign: 9.33 sf

A motion was made by Karen Guinup seconded by Hal Henty to approve the sign as presented.

Motion Passed 7-0

Karen Guinup excused herself from the meeting at 10:45 P.M.

Tops – 3803 Brewerton Road (former P&C)

Zoned RC-1, permit #42,322

Freestanding signs- proposed re-facing: 96s.f.

Wall signs – Allowed 2/tenant max 8% of the wall area mounted on.
Front area allowed 525.28 s.f. (268' w x 24'-6"ht)
Proposed 512.68s.f (sign 'A' 481.18s.f. + sign 'B' 31.5s.f.).

Directional signs – 3 enter signs & 1 exit sign, proposed re-face.

A motion was made by David Hess seconded by Hal Henty to approve the Tops wall sign and the Pharmacy wall sign. The Bakery, Deli, Café and Seafood wall signs will have to go to the Zoning Board, for a variance. The square footage to be determined by the Zoning Board.

Motion Passed 6-0

Chuck Hafner's – 7265 Buckley Road

Zoned RC-1, permit #42,362 & Area Variance case #1355

A motion was made By Russ Mitchell seconded by Hal Henty to rescind the approval of the modified sign.

Motion Passed 6-0

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Freestanding sign – Allowed 1/entry 128sf max area 25’ tall & 25’ setback.
Variance obtained – Reduced setback to 15’-0” with conditions being
built in
substantial compliance with Exhibit ‘A’ and Exhibit ‘2’. A max
height of 19’,
max area no greater than 128 s.f. and no greater than 9’-2” win width.
Proposed sign – 15’ setback, 19’ tall, 124.19 s.f +/- and 9’-2” wide.

A Motion was made by Russ Mitchell seconded by Hal Henty to approve the sign as originally presented.

Motion Passed 6-0

Work Session:

NONE

A motion was made by Allen Kovac seconded by David Hess to adjourn the meeting at 11:35 P.M.

Motion Passed 6-0

Respectfully Submitted



Gloria Wetmore