

Regular Meeting
Planning Board
October 12, 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 12th of October 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
	Allen Kovac	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:

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

Motion Passed 6-0

Public Hearings:

Old Business: Adjourned Hearings

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

Chairman Lepkowski opened the public hearing. Hal Romans was present to explain the proposal. Hal stated that the plan has been revised by WM Engineers to show the new drainage. The Army Corps of Engineers is going to classify wetlands in the back of the property as ‘isolated’ and they will, therefore, be able to use this area for stormwater management.

Hal also explained that the stormwater will go into an infiltration trench that will be located between lots 32-35. He also stated that the plan now shows one tree per lot will be provided to comply with the new stormwater regulations.

Bill Morse talked further about the engineering details, and a discussion about infiltration and pipe sizing continued.

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Chairman Lepkowski asked about the stabilized access road that goes to the stormwater management pond. The concept of a conservation easement was good, but will Lot 17 still own this property, it was stated that it would still be under private ownership and not a different entity. Hal described that the covenant being proposed will state how the land can be used, the new stormwater regulations give a credit for this practice.

Next, there was a discussion about the connection to Salina, and the details of this. It was stated that it would probably be handled in a manner similar to Inverness Gardens, where each lot would pay some type of user fee that would go directly to Salina.

The discussion of the connection to Mann Dr. and the Highway Department's comments were next addressed. It was stated by the Highway Department that lots 22 and 23 should not have driveway access onto this road, since it may not connect into Salina and would become difficult for plows to turnaround. The Board discussed the possibility that the applicant may need to redesign this proposal showing an elimination of the lots or at least no driveways onto Mann Drive. The Board also expressed their desire to have the connection into the parcel to the north (owned by Trombley) paved, and not just shown as a paper street.

The fire department's comments were discussed next, and their desire to relocate some of the hydrants as shown on the current plan. The Chairman also wanted it on record that a letter was received on July 28, 2011 from the Town of Salina, expressing their desire not to have Mann Dr. connect to this current proposal, and that they want to be continually updated on the progress of the drainage studies.

At this point there were no further questions from the Board or the public.

The Board stated that they would like to see a letter from C&S Engineers stating that everything has been reviewed and up to the Town's standards, and that communications with the Town of Salina have occurred. They also want a letter from the Town of Salina stating specifically what the agreement for drainage/sewage is going to entail.

For the next meeting the Board would like to see Lots 22 and 23 revised to address Highway's comments. They would also like to see the Fire Departments comments addressed on the revised plan.

A motion was made by Karen Guinup, seconded by Russ Mitchell to adjourn the Public Hearing to October 26, 2011.

Motion Passed 6-0

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

A P P R O V E D

Chairman Lepkowski opened the public hearing. Hal Romans, of Ianuzi and Romans Land Surveyors, was present for the applicant to explain the proposal. They have been going through the new stormwater regulations with our Engineers to make sure this proposal will meet these requirements. Hal stated that LJR Engineers have met with the Town Engineers and have resolved any outstanding issues.

There was a discussion about the small parcel along Maple Rd. that is still zoned RA-100 and if this should be changed to make the zoning consistent for the entire project. The applicant stated that this area would only be utilized for stormwater management, but it is still part of a building lot, and this lot would have split zoning.

Russ Mitchell stated that this is an excellent project and he likes the style of the houses being proposed.

There were no further questions and the hearing was closed.

A motion was made by Russ Mitchell, seconded by David Hess, to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-22 *Group One Development, LLC.*(Maple Park), located on Maple Road, just north of Caughdenoy Road, 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 also contributes to the growth of the community.

Motion Passed 6-0

A motion was made by Russ Mitchell, seconded by Hal Henty, using form #30 Granting Preliminary Plat Approval for *Group One Development, LLC.*(Maple Park), located on Maple Road, just north of Caughdenoy Road Case # 2011-22, based on a map by Ianuzi & Romans, being file # 2868.014 dated 4/18/2011, last revised 5/16/2011. Approval is conditioned upon the following: Legal and Engineering, and an application shall be made for a zone change for 'Lot 18' which must be submitted before Final Plat approval.

Motion Passed 6-0

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 3 previous meetings)

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Russ Mitchell, seconded by Davis Hess to adjourn the Public Hearing to October 26, 2011.

Motion Passed 6-0

A P P R O V E D

2011-36 *Tim Hortons USA, Inc.*, (3) Site Plan – 3610 State Route 31

Chairman Lepkowski opened the public hearing. Joe Durant and Bob Bender were present to explain the proposal. The events that took place at the last meeting were described.

A discussion of how the remainder of the building will look took place, and the applicant described what they would like to do. They intend to remodel their portion of the building, and Joe presented architectural renderings of how the building will look.

The signs shown on the plan are just representations of typical signs, and they are aware that they will have to apply for sign approval separately. It was also discussed that the remainder of the building should be painted in the Tim Horton's color scheme.

There were no further questions or comments from the Board or the public and the hearing was closed.

A motion was made by Russ Mitchell, seconded by David Hess to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-36 *Tim Hortons USA, Inc.*, Site Plan Approval, located at 3610 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, and poses no excessive impact on traffic.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by David Hess, using form # 20, granting Site Plan Approval to the *Tim Hortons USA, Inc.*, on property located in the RC-1 zoning district, located at 3610 State Route 31, for Case # 2011-36, based on a map by TDK Engineering, being project # 2008034, dated 10/6/2011, and exterior elevation drawings dated 10/2011 Subject to all engineering and legal requirements, and the following:

- The parking must meet the current regulations of 9 ½' x 20'.
- The portion of the building they are not going to rent must blend in with the Tim Hortons' color scheme.
- The unused portion of the building shall appear before the Planning Board for Site Plan review when a new tenant wishes to occupy the space.

Motion Passed 6-0

Old Business: Hearings Closed

NONE

New Business:

A P P R O V E D

SIGNS

Sign & Lighting Services LLC - 8430 Route 57 - Goodwill

Zoned HC-1, permit # 43,361

(2) Wall Signs - 2 per building allowed, 8% of wall max. Applicant is proposing one 50.3 square foot sign and one 49.5 square foot sign and 343 square feet are allowed. The proposed signs will meet the code.

A discussion took place about the sign and the details of the business that will occupy the space.

A motion was made by Hal Henty, seconded by David Hess to approve the signs as presented.

Motion Passed 6-0

B & C Storage – 7500 Buckley Road

Zoned HC-1, Permit #43,370

Free Standing Sign – Applicant is proposing one 32 square foot freestanding sign, ten feet high, 6 feet from bottom of sign to grade, and top down, external illumination, (same as the one on Morgan Road). Thirty-two square feet are allowed. The proposed sign will meet the code.

The Board examined the proposal and noted that a Site Plan showing the exact location was not submitted, and this would be required. They also discussed if this type of sign is appropriate for this neighborhood since it is surrounded by residential. They feel that a monument sign would work better.

A motion was made by Karen Guinup, seconded by Al Kovac to adjourn this matter to October 26, 2011.

Motion Passed 6-0

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. She talked about the details of the landscaping and lighting as per the Boards comments.

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Handouts were distributed to the Board, and the details of the finalization of the project plan discussions were addressed.

The Board suggested the document submitted that will be passed along to the Town Board, should cover as many possible details as feasible: setbacks, mailboxes, will home occupations or drive-thru's be allowed, etc.

Amy will continue to work on the final details and be back at the next meeting.

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to October 26, 2011.

Motion Passed 6-0

A motion was made by Karen Guinup, seconded by Al Kovac to adjourn the meeting at 10:20 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons