

**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 25th of January 2012. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Walter Lepkowski	Member
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Cindy Beckhusen	Assistant Comm. of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

**ABSENT:**

A motion was made by Karen Guinup, seconded by Allen Kovac to approve the minutes of the previous meeting.

**Motion Passed 7-0**

**Public Hearings:**

**7:30 P.M. 2011-44 *Hyland Gardens* (Red Barn Country LLC) – (3) Preliminary Plat – 7162 Buckley Road**

Chairman Hess opened the public hearing. Hal Romans was present to explain the proposal.

Mr. Romans stated that on east side of Buckley Road they plan to use the existing zoning. Roadway planned directly opposite Red Barn access. Thirteen residential single family lots and two commercial lots. Existing drainage will go to the low points and use of a filtration system, drainage capable of the 100 year storm levels, and following natural flow. Sanitary sewer service is available with 2 pre existing connections that exist to pick up residential properties. Maintenance of drainage area where commercial property. Town of Salina has been kept up to date. Salina Town Board asked for sewer agreement. Plowing has been addressed by Town of Clay and Town of Salina.

Waiver of Section 4/04 is needed. This must be approved by Town Planning Board. Drainage Easement can be extended if needed.

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All residents in Salina will be notified. Hydrants have been addressed by North Syracuse Volunteer Fire Department. They suggest moving some of the hydrants to the intersection, to facilitate the water supply distribution. Changes must be shown on site plan.

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to February 8, 2012.

**Motion Passed 7-0**

**Old Business: Adjourned Hearings:**

**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 9 previous meetings)***

Chairman Hess opened the public hearing. The applicant has requested an adjournment to February 8, 2012 meeting.

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to February 8, 2012.

**Motion Passed 7-0**

**7:30 P.M. 2011-43 *Morgan Square (Affordable Senior Housing of New York, Inc.) – (3) Site Plan - 8565 Morgan Road (adjourned from 1 previous meeting)***

Chairman Hess opened the public hearing. Chris Trevisani was present to explain the proposal. They have met with Mr. Dickerson of the Clay Fire Department, relating to access. They have agreed to relocate the current hydrant and put a second hydrant in the rear of the building, so use of hoses does not block access to road. A suggestion was made to extend hammerheads and reconfigure the highway so fire trucks are able to back in and have complete access to the third floor patio balconies. The relocation of the second hydrant, while still keeping green area, must be accomplished. Volunteer fire department is satisfied with the plans.

County DOT and State DOT are accepting traffic analysis that was previously prepared.

Desire for pedestrian connection to commercial properties was addressed. The access through 60-feet of property not owned by applicant was addressed. They spoke with Ken Ermiger, owner of the 60-foot strip, and he does not want people walking on his property. There is a concern for emergency access completely around the building.

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Proposal for banking parking spaces was addressed. Previously developed projects owned by Affordable Senior Management have used a ratio of .86 to 1.3 spaces per unit and this has been used successfully.

Occupancy averages 1.16 per unit.

They do have land to reserve for proposed 2-1 parking. They have proposed 1-1 parking for this development.

84 two bedroom units and 35 one bedroom units are proposed.

Light poles are to be 22' high.

An architectural drawing of exterior materials is presented. Vinyl siding, in earthtones clay, dark tan and beige to be used.

The applicant will be going to the Zoning Board for height of building variance going to a height of 41± ft.

Suggestions to figure out a way to actually install 36 parking spaces on the east side of building. They were encouraged to work with Engineers. With an additional 36 spaces now provided, there is a need for banked parking. They will bank 72 spots in rear. Discussions of how to bank, splitting to the west and how to preserve the parking spaces were made.

Administrative process with lot line adjustment to get it created. Until lot lines exist, they cannot get a variance.

Request to bring photometric with property lines shown on February 8, 2012.

A motion was made by Allen Kovac, seconded by James Palumbo to adjourn the Public Hearing to February 8, 2012.

**Motion Passed 7-0**

**7:35 P.M. 2011-45 *Ticada Realty (Heritage Commons)* – (3) Site Plan - 5496 East Taft Road (adjourned from 1 previous meeting)**

Chairman Hess opened the public hearing.

Al Maxian was present to explain the proposal. SWWPP review has been sent to the Town Engineers and Onondaga County to comment. Dumpsters have been relocated to the back side of building. Enclosure will be masonry to match the building. Lighting will match the existing lighting. Lighting by the driveway has been reconfigured. The existing signs with lighting stay.

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Complimentary landscaping will be planted in back, using native planting wherever possible.

Mechanicals on roof will not be visible from Taft Road. Hydrants have been measured to be within 600 feet of building. Still working on engineering.

They will work with fire department to address fire hydrants.

They will work with engineering to get approval.

A motion was made by Allen Kovac, seconded by James Palumbo to adjourn the Public Hearing to February 8, 2012.

**Motion Passed 7-0**

**Old Business: Hearings Closed**

NONE

**New Business:**

**INFORMATIONAL HEARING:** Text Amendment Recommendation – *Local Law 1 of 2012*. The purpose of the Local Law is to add a new definition known as ‘Motor Vehicle Sales Limited’

Chairman Hess opened the informational hearing. The Chairman explained that the Zoning Code be amended to add a new definition that would allow for the indoor sales of motor vehicles, with a Special Permit from the Town Board.

Proposed zoning designations are HC-1, RC-1, LuC-1 and I-1, by adding new subparagraphs to allow inside motor vehicle sales. This will be postponed until the next meeting as further explanation is needed.

This was adjourned to February 8, 2012 meeting.

**Motion Passed 7-0**

**SIGNS**

NONE

**Work Session:**

NONE

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A motion was made by Walter Lepkowski, seconded by Karen Guinup to adjourn the meeting at 10:35 PM.

**Motion Passed 7-0**

Respectfully Submitted

Linda Simmons