

The regular meeting of the Planning Board was called to order by Chairperson Jim Nakas, Tuesday March 20, 2001, 7:01 p.m.

Members Present: Jim Nakas, Chairperson
 Andy Peebles, Board Member
 Rick Markoff, Board Member
 Barb Lasky, Board Member

Absent: Jim Quartier, Board Member

Recording Secretary: Mary Jo Kelly, Town Clerk

Others Present: John Langey, Town Attorney

Motion by Andy Peebles and seconded by Rick Markoff to accept the February 20, 2001 Zoning Board Meeting Minutes as submitted by the secretary with the following corrections:

Andy Peebles requested the addition on page 2, paragraph 2, third line to include 'issues raised by Attorney Langey in a letter dated February 8, 2001'.

Attorney Langey had correction of Gagney to Gegan for the Town Attorney on page 1.

Above motion passed unanimously.

CAROLL/GRANT ESTATES - 3 LOT SUBDIVISION on O'Connell Road

Jim Nakas said everything has been presented to the Board, and a public hearing was held. Onondaga County Planning indicated because this is not on a county or state road they have no jurisdiction. We need to do a SEQR determination.

Rick Markoff moved to appoint the Board as lead agency, that this will be an unlisted action and that we will make a negative declaration in terms of environmental significance. Andy Peebles seconded the motion. Motion passed unanimously.

Andy Peebles asked if we received an acceptable drawing.

Jim advised there was a drawing in the folder. He asked if there was anyone here for the Grant/Carroll Estates.

A potential buyer of a lot was present. He spoke with Mr. Conan who advised he would be here at 7:00. Mr. Conan told him he had a final map. He was under the impression it had been submitted.

Jim Nakas said this application will be approved with the understanding that the Town will get a final plan submitted. When this is presented, Jim will be able to sign off on it.

There were no other questions.

Richard Markoff moved and Andy Peebles seconded the motion to grant preliminary and final plan approval subject to the submission of plat map to be signed. Motion passed unanimously.

Attorney Langey advised the potential purchaser of a lot to advise Mr. Conan to contact him if he has any questions.

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The potential purchaser asked if it would just take a day or 2 to sign off on it.
Jim Nakas said there should be no problem.

MARK DRUMM – SKETCH PLAN CONFERENCE for a new State Troopers barracks on Route 11 near the State Transportation Dept. and about ½ mile north of the Town.

Mark presented his preliminary site plan. This piece of land is directly in front of the daycare. It's approximately 2 acres. His reason for being here is to get the Planning Board's input so when he comes back next month, he will have everything needed. His concern is whether he has the right to use the road that goes back to the daycare.

Mr. Sidd, the attorney for Alliance Bank, was present and said the apartment building and the daycare share the leach field and well. Everyone can use the road because of the easement. He would guess the 30' on one side would be the apartments and the other side would be the daycare owner (PEACE).

Mark said he will be putting in his own well and leach field. He is not interested in sharing one.

Attorney Langey asked who owns the property now.

Mark said Grand Vale Real Estate.

Attorney Langey asked if he had an option to purchase it.

Mark said yes. It's based on a lot of conditions.

Attorney Langey asked if he had a pending lease with the NYS Troopers for it.

Mark said yes. He said the only concern he can see is a house next door. He proposes to put some trees there for screening.

Jim Nakas said it would be nice to see the surrounding structures on the map.

The attorney for Alliance Bank brought his survey's forward.

It was noted on the survey that each property owner shares part of the driveway and maintenance of it.

Andy Peebles asked if there were any streams on the property.

Mark said no. It will have a basement with one story.

Attorney Langey asked about a driveway cut.

Mark said they haven't approached the DOT yet. They know they have visibility and appropriate site lines.

Attorney Langey asked who would construct the building.

Mark said his company would. This building will be the prototype for the entire state.

Attorney Langey said you will have to have a letter stating that you are the property owner. Are there going to be any renderings of what the building will look like?

Andy Peebles asked how many square foot the building would be.

Mark said about 4,800. They have been adding to that daily.

Attorney Langey recommended when a full set of plans are received, we send them to the town engineer to review. He asked the Board what they wanted to see regarding landscaping.

Andy Peebles said as much detail as possible.

Mark said they want minimal landscaping around the building. They are trying to make it a sharp looking building and don't want to cover it up. It's a brick building.

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Jim Nakas said if it's going to be a prototype building, he is sure Mark would like it to look very very nice. He think's there should be some attention paid to the landscaping.

Mark said they will be doing some landscaping plans and that is why he is here tonight to get some ideas of what's required.

Rick Markoff asked if it would be open 24 hours a day.

Mark said it would be identical to what it is now. The night shift has one car out but that is it.

Attorney Langey asked about lighting in the parking lot.

Mark said they won't be doing any pole lights. There are 2' overhangs on the building which they will use to put lights on. In the front, the flagpole will be lit. There are lights which shine over the back from the building. It's minimal lighting.

Andy Peebles asked if there was any fencing.

Mark said no.

Attorney Langey asked about the septic design.

Mark said that is contingent.

Andy Peebles asked about a generator.

Mark said their proposal for a generator is that the building be wired for one and if there's no power, they can go to headquarters and get one, but there will not be one on a permanent basis.

Attorney Langey asked about signs.

Mark said the only sign they want is like the little blue ones you see along the road directing you to the Troopers Station. They are going to have a sign on the front of the building.

Andy Peebles asked about antennas.

Mark said there will be no antennas.

Rick Markoff asked about a garage.

Mark said there will be a 2-car garage in the back. They store tires, filters, washer fluid, wiper blades, etc. there.

Attorney Langey said Mark will come back with more particular drawings when they are ready to go forward.

Mark asked for the Board's input.

Jim Nakas said because of the lack of surrounding homes, he doesn't think Mark has to put something in that is not required. He thinks Mark needs to protect the neighbors on the north side a little with trees. The lighting won't be obtrusive and the sign is on the building. He would get approval from the Health Dept. re: the septic. The driveway will need to be cut for Route 11.

Attorney Langey said he will need a set of plans sent to his office to send to the town engineer for his approval on the drainage.

Jim Nakas asked about a retention basin.

Mark doesn't think they are covering that great of an area for this to be an issue but we can check and see what the town engineer says. He will have a landscaping plan which he will bring in. He can't foresee the county granting approval of the leach field by the next meeting but will probably have it ready for the following meeting.

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Attorney Langey said the sooner Mark can get a complete application to the town, the sooner he can submit one to County Planning. If Mark has all the stuff ready by the next meeting, the Board can see how they feel at that point. Before they can submit it to County Planning, they have to be sure it's a complete application.

It was noted this property was not properly subdivided to begin with. Wallace's owned the property originally.

Attorney Langey took the map from the Wallace folder to review and will return it.

Rick Markoff moved and Andy Peebles seconded the motion to authorize Attorney Langey to send the plans out to County Planning when he receives them from Mark. Motion passed unanimously.

Attorney Langey advised Mark he needs to submit a full application and the SEQR form along with any of the agency approvals required. He will need a copy of the map for the engineer, himself to send to County Planning, and one for the file.

A resident, Monica Gregory, was present to inquire what she needed to do to have a horse on her property. She has over 3 acres of land on North Road.

Jim Nakas said it reads if you have 2 acres per horse you're O.K.

Attorney Langey said she will have to file for a controlled site approval. She will have to show the fencing, manure plan, etc.

Jim Nakas asked how close the surrounding homes are.

Monica said one neighbor is a farm and the other sits way back in. She would have the barn closer to her house.

Jim Nakas asked her to bring some drawings in showing how this will be done. She needs to show where the manure is going to be collected and disposed of, the fencing and how close the surrounding homes are to the fenced area.

Attorney Langey said the drawings should be done by a professional.

SKETCH PLAN CONFERENCE FOR ALLIANCE BANK SUBDIVISION between NY LaFayette Ltd. Partnership and PEACE on Route 11 about ½ mile north of the Town.

Attorney Sidd was present to represent Alliance Bank. He advised this entire parcel was at one time owned by Wallace's. As a result of foreclosure, the 2 banks took ownership of the 2 separate parcels which were never legally subdivided by the town. The Wallace's borrowed money from 2 different banks. One bank took the property (Lot A) which they sold to NY LaFayette Ltd. Partnership. The same thing happened on Lot B due to the mortgage on it which Alliance Bank took possession of.

Jim Nakas said, however, this land was not subdivided.

Attorney Langey said the initial concern he has is there's no frontage for Lot B. The parcel shares a well and septic.

Attorney Sidd said they have to, there is no other choice.

Jim Nakas asked why the property PEACE is located on can't support it's own septic system.

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Attorney Sidd said the piece of property isn't large enough to support a leach field and septic. He has been working with the Health Dept. who approved the current sharing of the well and septic.

It was noted the size of the lot is 1.37 acres and is zoned Industrial.

Attorney Sidd said PEACE would like to purchase the lot as they are currently leasing it.

Mary Jo asked if applications can be taken due to the Moratorium on Industrial.

Attorney Langey said with the Moratorium in effect, the Planning Board has no jurisdiction to review this at this time. He would like to make sure about the size of the lot. It may require a variance. This application will require a lot of work. The Moratorium is the first issue. Meanwhile, ultimately the subdivision will have to be addressed.

SKETCH PLAN OCHSNER SUBDIVISION – 2 Lot between Newell Hill and Clark Hollow.

Attorney DeMore was present to represent the owners.

It was noted this was no a town road so no driveway permit was needed.

Attorney DeMore advised Leon Cook put pipe in for the driveway.

Jim Nakas said we don't need to go to the county as it's on a town road.

Andy Peebles asked how far it is from Route 20.

Mr. Ochsner said about ½ mile.

Attorney Langey said the map has to be turned into a preliminary plat and once this is done, they could schedule a public hearing.

Andy Peebles asked if there are any streams or ponds on Lot B.

Mr. Ochsner said there is runoff water from the pond on his property on the left-hand side of Lot B.

Attorney Langey said you might want to have a final plan too. The public needs a preliminary plan to view.

Andy Peebles asked the pitch on this.

Attorney DeMore said they will put that on the map.

Rick Markoff asked about a septic design.

Attorney DeMore said they are going to do one.

Andy Peebles would like to see any drainage that goes off Lot A.

Jim Nakas said we could have a public hearing at the next Planning Board Meeting.

Attorney Langey said as long as they have the new maps on file at least 5 days before the meeting so the public can see them.

There were no further questions.

Mr. Conan arrived for the Carroll/Grant Estate. He submitted the final plans to the Board. He said on the other side of the street (west side of O'Connell Rd.) they have an interested purchaser. They would like to do the same type thing there. He is asking if he can initiate the process for the other side of the road.

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Further discussion took place regarding the new proposal.

Attorney Langey said the Board is required to look at some sort of preliminary plan. To put someone on for a public hearing when they haven't even seen any plans could be embarrassing for everyone. This could be looked at as a sketch plan conference and could be on the agenda for the preliminary plat, SEQR, etc. at the next Planning Board Meeting.

Attorney Langey advised in reviewing the Moratorium, Attorney Sidd noted it doesn't seem to address subdivision applications. He will review this with Attorney Gilligan tomorrow. Meanwhile, he and Attorney Sidd can look at some other issues and see about being on the agenda for the next meeting.

The Board was in support of this.

**Rick Markoff moved and Andy Peebles seconded the motion to adjourn.
Motion passed unanimously.**

The Planning Board Meeting adjourned at 8:36 pm.

Respectfully submitted,

Mary Jo Kelly
Town Clerk