

**TOWN OF MARCY
COUNTY OF ONEIDA
STATE OF NEW YORK
PLANNING BOARD**

JANUARY 11, 2010

The Town of Marcy Planning Board held a Regular Meeting on Monday, January 11, 2010 at 7:00PM at the Marcy Municipal Building, 8801 Paul Becker Road, Marcy, New York.

THOSE PRESENT: Planning Board Chairman Robert Lambe
Planning Board Member Carl A. Annese
Planning Board Member Michael Pawloski
Planning Board Member Stephen Zywiak
Planning Board Secretary Lori A. Wrobel

ABSENT: Planning Board Member Frank J. Pinnisi

Planning Board Chairman Robert Lambe called the Meeting to order with the Pledge of Allegiance at 6:55PM.

Planning Board Member Stephen Zywiak made a motion to dispense with the reading of the December 14, 2009 Planning Board Minutes; seconded by Planning Board Member Michael Pawloski.
All Members Present Voting: Aye

Planning Board Chairman Robert Lambe asked if there were any corrections.

Planning Board Member Carl A. Annese made a motion to approve the December 14, 2009 Planning Board Minutes as written; seconded by Planning Board Member Stephen Zywiak.
All Members Present Voting: Aye

**BRUCE SNYDER of DELTA ENGINEERS for FEDERAL EXPRESS, PROPERTY OWNED BY
MICHAEL and GRACE CANDELLA, Mohawk Street**

Minor Two (2) Lot Subdivision

Tax Map Number 292.00 Industrial and Flood Plain

Application Number 2009-22

Mr. Snyder attended the November 9, 2009 and December 14, 2009 Planning Board Meetings. Mr. Snyder is representing Federal Express who would like to purchase additional property from Michael and Grace Candella.

Mr. Snyder has applied for a Minor Two (2) Lot Subdivision.

On December 14, 2009 there were questions concerning the length of the road, the turn-around and easements.

Mr. Snyder was going to speak with representatives from the New York State Department of Transportation.

Planning Board Members have reviewed the application for a Minor Two (2) Lot Subdivision. A 239 Review has been completed in accordance with General Municipal Law. A Legal Notice was published in the Observer Dispatch as required by General Municipal Law. A copy of the Public Hearing Notice was mailed on December 10, 2009 to all property owners within 500' of the proposed project. Mailing labels for the Public Hearing notices were prepared and verified by Clerk to the Assessor Thomas Foley.

SEQR was completed on November 9, 2009.

Planning Board Members reviewed the plans and road details.

Mr. Snyder stated that he is hoping this can be resolved this month so they can close on the property.

It was noted that Federal Express does not want to put up a bond.

Planning Board Chairman Robert Lambe stated that he has talked with Town Attorney William Schmitt concerning conditions of approval.

Mr. Snyder stated that 1000' is half way through the parking lot.

Planning Board Member Carl A. Annese stated that he would like to see the hammerhead all the way to the property line. Planning Board Chairman Robert Lambe stated that the applicant would need an easement from the adjacent owner in order to do this.

Planning Board Member Carl A. Annese stated that the applicant cannot exceed 1000' and that he would still like to see the hammer head to the property line.

Planning Board Chairman Robert Lambe noted that the Planning Board is not approving the road today.

It was noted that the applicant will need a Highway Work Permit.

It was further noted that a Site Plan Review of the parking area will be required.

Planning Board Member Carl A. Annese made a motion to approve the application for a Minor Two (2) Lot Subdivision expressly conditioned upon the extension of Candella Express roadway so as to provide suitable access to all parcels fronting thereon, with the following specific requirements applying:

1. Any development of this parcel is subject to Site Plan approval by the Town of Marcy Planning Board, including a roadway extension in conformance with the Street and Road Standards promulgated by the Town of Marcy in effect at that time.
2. Prior to the issuance of a Certificate of Occupancy in connection with any development on said parcel, the required roadway construction shall be performed by the applicant at their sole expenses, or suitable financial instrument provided in lieu thereof, with acceptance by the Town of Marcy.
3. Any deed or instrument purporting to convey title to this parcel shall expressly reference such restriction or this approval shall be deemed null and void and of no further legal force and effect.

seconded by Planning Board Member Stephen Zywiak.

All Members Present Voting: Aye

Once the revised plans are received, they will be stamped and signed by Planning Board Chairman Robert Lambe and Planning Board Secretary Lori A. Wrobel.

The approved Subdivision plans will need to be filed with the Oneida County Clerk's Office within sixty (60) days of the date of approval otherwise they will become null and void.

DEBBIE ORR for the former CENTURION AUTOMOTIVE, 9007 River Road

Site Plan Review

Tax Map Number 292.001-1-43

Zoned CG/General Commercial

Application Number 2010-00

Ms. Orr attended the December 14, 2009 Review Panel Meeting. Ms. Orr's boss owns the Centurion Automotive which recently had a tenant. The tenant (Bruce Ward) did not work out and the building is currently vacant.

Ms. Orr would like to sell cars from this property. The owner of the property is the same and the proposal is the same type of business that existed.

Ms. Orr would sub-contract all repair work off-site.

The undercoating business and car sales would continue.

Unfortunately, Ms. Orr was not present for the Meeting.

DONNA M. BONFARDECI of KINDERHOOK DEVELOPMENT , LLC for PROPERTY OWNED BY SANTO CELIA, Cavanaugh Road

Mailing Address: 120 E. Center Street, Canastota, NY 13032

Informational

Tax Map Number 000.000-0-0

Zoned RM/Multiple Residential

Application Number 2010-00

Ms. Bonfardeci and Mr. Celia were present to discuss a possible Senior Housing Complex on Cavanaugh Road.

Planning Board Chairman Robert Lambe noted that there were quite a few community comments received as part of the Master Plan concerning Senior Housing.

Mr. Celia stated that they are interested in constructing a Senior Housing Complex and would like a reaction from the Planning Board.

Ms. Bonfardeci stated that she is a developer and has recently constructed a Senior Housing Complex in Chittenango. Mr. Celia was the general contractor for the project.

Ms. Bonfardeci showed photos of the Chittenango project as well as the plans.

Planning Board Members reviewed the plans and photos.

Ms. Bonfardeci stated that she is an Affordable Housing Developer and that she works with New York State in order to obtain funding.

Ms. Bonfardeci stated that the proposal for Cavanaugh Road would be modeled after the Chittenango project which is twenty-four (24) units.

Ms. Bonfardeci stated that New York State has funding available and noted that this is a complicated process. In order to apply for the funding, Ms. Bonfardeci is required to inform the community and go through the process.

Ms. Bonfardeci stated that market studies have been done and that she has to put up certain guarantees.

The Senior Complex would be available to individuals sixty-two (62) years of age or older or to fifty-five (55) years olds. For example, a fifty-eight (58) year old married to a fifty (50) year old would qualify.

Ms. Bonfardeci stated that she would prefer the fifty-five (55) plus.

No more than two (2) people per bedroom is allowed. Occupancy requirements are controlled.

Ms. Bonfardeci stated that she would only have one (1) and two (2) bedroom apartments so there would be a maximum of four (4) people allowed.

Ms. Bonfardeci stated that this would be a State funded loan.

Ms. Bonfardeci stated that the tenants must be able to prove that they can afford the rent. Applicants must have a minimum salary in order to qualify.

The rent is approximately \$500 to \$600 per month with heat and hot water included.

Ms. Bonfardeci stated that all projects are Green Building initiatives.

Planning Board Chairman Robert Lambe asked what a typical amenity package would be. Ms. Bonfardeci stated that she has a fully furnished community area with tables, chairs, television, a kitchen as well as a laundry room available to all tenants.

It was noted that the Office for the Aging assists as an evaluating agency.

Mr. Celia noted that this proposal would be almost the same layout as the Chittenango Project with the same curb appeal.

It was noted that there will be no garages, just a parking lot. One (1) vehicle per unit is allowed.

Mr. Celia noted that they are proposing twenty-four (24) units.

Ms. Bonfardeci stated that she would use the lottery system for tenants. There is also a Rental Assistance Program.

Ms. Bonfardeci stated that she has a part-time Property Manager and a part-time Maintenance person on call at all times.

Ms. Bonfardeci noted that she is required to accept Section 8 applicants.

Ms. Bonfardeci stated that she conducts credit checks, criminal history checks, etc.

Planning Board Member Carl A. Annese asked if this complex would be considered not for profit and if Ms. Bonfardeci would pay property taxes. Ms. Bonfardeci stated that she is not a not for profit and that this project does qualify for a certain type of reduced assessment. For example \$8,600 divided by the Assessor's Cap Rate. Ms. Bonfardeci stated that the property taxes she would pay would be very minimal.

Ms. Bonfardeci stated that as the developer she would have a 1% mortgage plus guarantees.

Ms. Bonfardeci stated that she does advocate a PILOT Program which shows that the community is working with the developer.

Planning Board Member Stephen Zywiak asked if most of the Senior Complexes are on bus routes. Ms. Bonfardeci stated no.

Planning Board Member Michael Pawloski questioned how long the developer would be required to rent to only senior citizens. Ms. Bonfardeci stated that the project must house seniors as long as New York State owns the mortgage which is generally fifty (50) years.

Ms. Bonfardeci stated that there is a regulatory covenant filed with the County Clerk.

Planning Board Members discussed the location, the lighting and fencing.

Ms. Bonfardeci stated that this is a secure building and that you cannot get inside unless you are buzzed in.

Planning Board Members discussed the parking. Planning Board Chairman Robert Lambe noted that it may be required to show two (2) parking spaces per unit although it would be possible to construct just one (1) parking space per unit.

Planning Board Members discuss the entrances and exits.

Ms. Bonfardeci stated that they are not proposing sidewalks.

It was noted that this project is proposed on a four (4) acre parcel which is owed by Mr. Celia.

This project is proposed for Cavanaugh Road, across from the Pine Grove development.

Mr. Celia noted that if this project is successful, he may construct one as well.

Ms. Bonfardedi stated that she is looking for a letter of support from the Town of Marcy.

Ms. Bonfardedi stated that she will need to file her application with New York State by February 10, 2010.

Planning Board Chairman Robert Lambe asked what the timeline would be if approval is received from New York State. Ms. Bonfardedi stated that she would receive an answer from New York State in June or July 2010 and that she would have the remainder of the year to complete the process.

If approval is received, Ms. Bonfardedi would like to begin construction in the Spring of 2011.

It was noted that the Preliminary Review would require a fee of \$100 per dwelling unit and \$300 per acre.

Planning Board Chairman Robert Lambe noted that the Planning Board will be meeting with the Town Board on January 14, 2010 and that this proposal will be discussed.

OTHER BUSINESS

All Planning Board Members will attend a Meeting with the Town Board and Zoning Board of Appeals on Thursday, January 14, 2010 at 7:00PM.

The next Planning Board Meeting will be held on Monday, February 16, 2010.

Tentative Agenda:

Having no further business, Planning Board Member Michael Pawloski made a motion to adjourn the meeting at 8:45PM.; seconded by Planning Board Member Stephen Zywiak.

All Members Present Voting: Aye

Respectfully submitted,

Lori A. Wrobel
Planning Board Secretary
January 20, 2010