

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

**NOVEMBER 15, 2010**

The Town of Marcy Planning Board held a Regular Meeting on Monday, November 15, 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 Frank J. Pinnisi  
Planning Board Member Stephen Zywiak  
Planning Board Secretary Lori A. Wrobel  
Planning Board Representative Engineer Alan M. Swierczek

Planning Board Chairman Robert Lambe called the Meeting to order at 7:00PM with the Pledge of Allegiance.

**SCOTT LUPINI for PROPERTY OWNED BY WACHOVIA DEVELOPMENT, 6081 Trenton Road**  
*Site Plan Review*  
Tax Map Number 279.000-2-41.3  
**Zoned CN/Neighborhood Commercial**

Mr. Lupini attended the November 15, 2010 Review Panel Meeting. Mr. Lupini would like to purchase the building that was formerly True Green on Trenton Road. Mr. Lupini owns a family business that was located in New York Mills for thirty (30) years. Unfortunately, the building was burned to the ground recently.

The business is a specialty masonry business with an office and warehouse. The warehouse would store equipment. This business is historical masonry preservation.

Mr. Lupini has three (3) to four (4) trucks and six (6) to eight (8) employees for local work. Other employees work all over the State.

Mr. Lupini stated that he has submitted a purchase offer on this property since this site would work best for his business.

Mr. Lupini stated that he had eight (8) to twelve (12) vehicles on the property at any given time and has a tractor trailer delivery every week or two.

Mr. Lupini stated that he does not have anyone working at night or weekends.

Mr. Lupini stated that there will be no changes made to the existing building.

Mr. Lupini would like to propose a fenced area that would be used for the trailers.

Mr. Lupini stated that he would eventually like to remove the metal roof and put on a shingled roof which would fit better in this residential area.

Planning Board Chairman Robert Lambe stated that this is a Neighborhood Commercial District and that although the business does comply, the warehouse is larger than allowed. Planning Board Chairman Robert Lambe explained that Schedule A allows the Planning Board to make a determination if the proposal is consistent with the neighboring uses.

Planning Board Members Carl A. Annese and Frank J. Pinnisi stated that the proposal is very consistent with the character of this area.

Planning Board Member Frank J. Pinnisi made a motion that the re-use of the existing building located at 6081 Trenton Road is consistent with the character of the Neighborhood Commercial Zoning District; seconded by Planning Board Member Carl A. Annese.  
All Members Voting: Aye

Trenton Road is a County Road, therefore a 239 Review will be required.

Mr. Lupini asked if he could start renovations while following through with the Site Plan Review process, strictly the office area. Mr. Lupini was advised to speak with Codes Enforcement Officer Timothy Russell concerning renovations.

Planning Board Member Frank J. Pinnisi made a motion to accept the application for a Site Plan Review to open an office space/warehouse in an existing building 6081 Trenton Road, and to forward plans and paperwork to the Oneida County Department of Planning and the Oneida County Department of Public Works for a 239 Review; seconded by Planning Board Member Carl A. Annese.  
All Members Voting: Aye

Planning Board Member Frank J. Pinnisi made a motion that the Board finds the proposed application is a Type II action not subject to Environmental Conservation Law Article 8 (SEQR) under Part 617.5(c)(2), replacement, rehabilitation or reconstruction of a structure in kind, on the same site; seconded by Planning Board Member Stephen Zywiak.  
All Members Voting: Aye

Planning Board Members asked Mr. Lupini to provide a good dimension sketch of the proposed fence.

Planning Board Members also explained to Mr. Lupini that any work done inside of the building will be at his own risk while proceeding with the Site Plan Review process.

Mr. Lupini will drop off a summary of his business operation.

**KURT GRUENEWALD / SHADY GROVE TRAILER PARK, Benton Road**

*Planned Development*

Tax Map Number 261.00-3-26

**Zoned AG/Agricultural**

**Application Number 2010-00**

Mr. Gruenewald attended the November 1, 2010 Planning Board Meeting. Mr. Gruenewald owns a twenty-three (23) acre parcel on Benton Road. Mr. Gruenewald would like to construct a Major Subdivision with thirty-one (31) lots and only one (1) entrance/exit.

The property is zoned Agricultural and would not allow any lots less than 20,000 square feet as shown on the proposed plan. Lots in an Agricultural District must be a minimum of 40,000 square feet.

Mr. Gruenewald has applied for a Planned Development through the Town Board.

The Town Board has accepted the Planned Development application and forwarded plans and paperwork to the Planning Board for review and recommendation.

Planning Board Members reviewed the revised plans.

Mr. Gruenewald has left 152,000 square feet of vegetation.

Planning Board Chairman Robert Lambe explained that the two (2) issues with this proposal are the single entrance/exit and the density.

It was noted that the existing zoning would allow nineteen (19) lots on this parcel.

Mr. Krecidlio stated that he has not completed any storm water info as of this date.

Planning Board Member Frank J. Pinnisi asked Mr. Gruenewald if he has had an opportunity to speak with the adjacent property owner about purchasing property (that could be used for a second entrance/exit). Mr. Gruenewald stated that he has talked with them and that they are considering.

Planning Board Member Frank J. Pinnisi stated that he would not have any concerns with the density issues as long as a second entrance could be provided. All Planning Board Members agreed.

Mr. Gruenewald asked what would happen if the property owners are not willing to sell to him.

Planning Board Member Michael Pawloski stated that he does not feel comfortable with only one (1) entrance/exit.

Planning Board Member Carl A. Annese stated that Mr. Gruenewald would have better sales if he had two (2) entrances/exits. Mr. Gruenewald agreed.

Planning Board Chairman Robert Lambe asked if there were any other Site Plan issues.

Planning Board Representative Engineer Alan M. Swierczek asked if any right-of-ways were provided for future roads. Planning Board Chairman Robert Lambe explained that there is only one (1) property to the right and the other side is an existing stream.

Planning Board Members noted that Mr. Gruenewald will need to provide a 50' setback for the front and side yards for each corner lot (since corner lots have 2 frontages).

Planning Board Members discussed the drainage and it was asked what would be done other than providing swales that homeowners could fill in, which would become problematic.

Mr. Krecidlio stated that he is proposing a grinder pump for one of the manholes. Planning Board Representative Engineer Alan M. Swierczek explained that Mr. Krecidlio would need to elaborate and that there would need to be an emergency generator, emergency controls, etc.

Planning Board Chairman Robert Lambe questioned if the NYS Department of Environmental Conservation would allow anything other than a pump station.

Mr. Gruenewald stated that he would like at least four (4) of the homes to have septic system. Planning Board Chairman Robert Lambe explained that it is mandatory that any property that has public sewer available, must connect.

Mr. Gruenewald stated that all other lots will have gravity feed.

Planning Board Members discussed other options such as raising the road and home to avoid grinder pumps.

Planning Board Representative Engineer Alan M. Swierczek noted that the developer would want to avoid a municipal pumping station which would be very expensive.

Mr. Gruenewald will talk further with Planning Board Representative Engineer Alan M. Swierczek and Public Works Administrator Timothy Russell concerning the sewer details.

It was noted that the second entrance/exit remains an issue.

Mr. Gruenewald will attend the December 13, 2010 Planning Board Meeting.

**DAVID PEET, 6001 Morris Road**

*Minor Four (4) Lot Subdivision*

Tax Map Number 293.000-1-2.1 and 2.4

**Zoned R-20/Residential 20,000**

**Application Number 2010-00**

Mr. Peet attended the August 23, 2010, October 18, 2010 and November 1, 2010 Planning Board Meetings. Mr. Peet has purchased property on Morris Road. Mr. Peet has proposed a Minor Four (4) Lot Subdivision.

Mr. Peet was asked to move the location of the future road and to adjust the lots so that they are all conforming. Mr. Peet was also reminded that a note would be required on his plans granting access to property owners if he intends to have their driveways come out to the side onto the private drive.

Planning Board Members reviewed the revised plan.

It was noted that Mr. Peet has taken 60' out of the center and added 20' to each lot.

All proposed lots now conform to the Zoning Ordinance requirements.

Planning Board Member Carl A. Annese made a motion to approve the revised plans submitted by David Peet dated November 14, 2010; seconded by Planning Board Member Michael Pawloski.

All Members Voting: Aye

Mr. Peet will need to submit a mylar copy of his plans.

Mr. Peet will need to file the approved plans with the Oneida County Clerk within sixty (60) days of this date, otherwise his plans will become null and void.

## **OTHER BUSINESS**

Planning Board Member Stephen Zywiak will attend the November 18, 2010 Town Board Meeting.

Planning Board Member Carl A. Annese will attend the December 23, 2010 Town Board Meeting.

The next Planning Board Meeting will be held on Monday, December 13, 2010.

Tentative Agenda:    Scott Lupini, Public Hearing  
                              Joseph Bravo and Sigmund Majka, Site Plan Review  
                              Kurt Gruenewald for Benton Wood Heights, Planned Development

Having no further business, Planning Board Member Carl A. Annese made a motion to adjourn the meeting at 8:40M.; seconded by Planning Board Member Stephen Zywiak.

All Members Voting: Aye

Respectfully submitted,

Lori A. Wrobel  
Planning Board Secretary  
November 21, 2010