

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

FEBRUARY 7, 2011

The Town of Marcy Planning Board held a Special Meeting on Monday, February 7, 2011 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

ABSENT: Planning Board Member Stephen Zywiak

Planning Board Chairman Robert Lambe called the Special Meeting to order at 7:00PM..

A Legal Notice calling for this Special Meeting was published in the Observer Dispatch on February 2, 2011.

**ED BARNES for PROPERTY OWNED BY JOHN M. COUZELIS, Corner of Luke and Glass
Factory Road**

Minor Three(3) Lot Subdivision

Tax Map Number 263.000-1-19

Zoned AG/Agricultural

Mr. Barnes attended the December 13, 2010 Review Panel Meeting. Mr. Barnes and his family are in the process of purchasing property owned by John M. Couzelis located on the corner of Glass Factory Road and Luke Road. Mr. Barnes and his family would like to subdivide the property into three (3) lots.

At the Review Panel Meeting, sewers were mentioned as a concern. Public Works Administrator Timothy Russell was going to confirm whether or not sewer would be available to this property.

Planning Board Members reviewed the plans and paperwork.

Of the proposed lots, Lot #1 has access to the town sewer, the applicant is proposing a privately owned grinder pump for the residence on Lot #2 with an easement across Lot #1. No building is planned for Lot #3 yet so on-site or public sewer connection has not yet been determined.

Planning Board Chairman Robert Lambe mentioned that the Planning Board is likely to have conditions for on-site turn around for the driveways, normally requested by the County DPW.

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

Planning Board Member Frank J. Pinnisi made a motion to accept the application for a Minor Three (3) Lot Subdivision, 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 Present Voting: Aye

Planning Board Member Frank J. Pinnisi made a motion that the Board finds the proposed application is an unlisted action under Environmental Conservation Law Article 8 (SEQR) potentially involving the following other agencies: Oneida County Department of Planning, Oneida County Department of Public Works. Further, the Board accepts the lead agency role and will proceed as such unless otherwise notified by another agency within 30 days. The short form EAF and other information brought to its attention by interested parties will be used to determine the significance of the action at that time; seconded by Planning Board Member Carl A. Annese.

All Members Present Voting: Aye

The applicant will drop off a check for the \$100.00 fee to the Town Clerk. A Public Hearing will not be scheduled until the required fee is received.

Mr. Barnes will be notified by mail of his Public Hearing date.

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 October 18, 2010, November 1, 2010, November 15, 2010 and December 13, 2010 Planning Board Meetings. 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.

Mr. Gruenewald and his engineer Mr. Krecidlio reviewed the revisions they have made to their plans in response to previous planning board comments, discussions with Planning Board Representative Engineer Alan M. Swierczek, and discussions with other agencies:

1. The lot setbacks on the plan are now shown from the road ROW and not edge of pavement.
2. There is a stub road to the adjacent lot (west) towards Benton Road and a stub road to the adjacent lot (north) to provide a second potential future road exit or connection with adjacent development.
3. There are 31 lots, intended to comply with R-20 dimensions – a few of the lots do not seem to have the required frontage as shown and may need to be adjusted.
4. The storm water management basin has been updated with forebay and storm sewers planned down streets A and E. Details of the storm water management system will be subject to review.
5. The phasing plan has been revised to use the proposed roads for logical temporary turn-arounds. Phase 1 has 13 lots, all but 2 on gravity sewers.
6. A sanitary pump station will be required for phase 2 and the design is expected to be consistent with the requirements of the Marcy Sanitation department.
7. The water system has been reviewed with MVWA with a minimum main size of 4" required.

There was discussion about development of the lots in phase 1 that cannot be served by gravity sewer. Planning Board Member Frank J. Pinnisi asked if the applicant would consider developing other lots in phase 1. Mr. Gruenewald said they would prefer the phasing shown.

Planning Board Chairman Robert Lambe asked for a motion to draft a memo of support from the Planning Board for review at the next meeting. Motion made by Planning Board Member Frank J. Pinnisi, seconded by Planning Board Member Michael Pawloski.

All Members Present Voting: Aye

Planning Board Chairman Robert Lambe explained that the next step will be the joint hearing scheduled by the Town Board for March 24, 2011.

OTHER BUSINESS

The next Planning Board Meeting is scheduled for Monday, February 14, 2011.

Tentative Agenda: Anthony LaPolla, Site Plan Review
 Jim Allen for Fastrac Markets, Site Plan Review

Both Planning Board Chairman Robert Lambe and Planning Board Member Carl A. Annese will be unable to attend this meeting, so Planning Board Secretary Lori A. Wrobel was asked to check with Planning Board Member Stephen Zywiak to confirm there will be a quorum for the meeting.

Having no further business, Planning Board Member Frank J. Pinnisi made a motion to adjourn the regular meeting at 8:00PM. in order to join the Zoning Board of Appeals for a joint meeting to discuss potential zoning changes for 2011; seconded by Planning Board Member Carl A. Annese.

All Members Present Voting: Aye

Respectfully submitted,

Robert Lambe /Lori A. Wrobel
Planning Board Chairman/Planning Board Secretary
February 20, 2011