

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

FEBRUARY 21, 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
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 Special Meeting to order at 7:00PM..

A Legal Notice calling for this Special Meeting was published in the Observer Dispatch on February 16, 2011.

ANTHONY LAPOLLA, 9206 River Road

Site Plan Review

Tax Map Number 306.000-2-34

Zoned CG/General Commercial

Application Number 2011-02

Mr. LaPolla attended the February 7, 2011 Review Panel Meeting. Mr. LaPolla would like to open an auto sales business with vehicles being shown in the front of the property and a sales office located in an 8' x 25' area in the back.

There is a financial business currently located in the front of the existing building.

Planning Board Members reviewed the plans and paperwork.

Mr. LaPolla stated that used cars would be sold at this location.

Mr. LaPolla stated that the open porch is still open and if his tenant would like it enclosed in the future for more space, he will enclose it at that time.

Mr. LaPolla stated that the current tenant has a separate driveway entrance.

Mr. LaPolla stated that he has been approached by someone who is interested in selling used cars at this location and he would like to get approval so he can then negotiate.

Mr. LaPolla stated that he would like one (1) sign for each business. The proposed signs are shown on the Site Plan. Planning Board Chairman Robert Lambe noted that Mr. LaPolla is asking for signs larger than allowed.

Mr. LaPolla stated that he would have lights shining up on the sign rather than having a lighted sign.

Mr. LaPolla will add a canopy to the existing building.

The financial business is leasing a 16' x 35' space (560 sf) from Mr. LaPolla. The portion of the building that could be enclosed is another 630 sf.

Planning Board Members reviewed the Site Plan and discussed the required parking.

Mr. LaPolla shows three (3) parking spaces on the office side; five (5) parking spaces on the auto sales side and one (1) handicapped parking space for each business.

Planning Board Representative Engineer Alan M. Swierczek asked if Mr. LaPolla would be limited to a certain amount of cars. Planning Board Member Frank J. Pinnisi stated that Mr. LaPolla can have as many cars as he can fit.

Although River Road is a Town Road, this property is located within 500' of State owned property, therefore a 239 Review will be required.

Planning Board Member Frank J. Pinnisi made a motion to accept the application for a Site Plan Review to open a car sales business in an existing building and to forward plans to the Oneida County Department of Planning and the NYS Department of Transportation 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 an unlisted action under Environmental Conservation Law Article 8 (SEQR) potentially involving the following other agencies: Oneida County Department of Planning, NYS Department of Transportation. 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 Michael J. Pawloski.
All Members Voting: Aye

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

Mr. LaPolla asked to be put on the March 7, 2011 Zoning Board of Appeals for an Area Variance

JIM ALLEN for FASTRAC MARKETS, Corner of River Road and Cavanaugh Road

Site Plan Review

Tax Map Number 292.004-1-18

Zoned CG/General Commercial

Application Number 2011-03

Mr. Allen attended the February 7, 2011 Review Panel Meeting. Mr. Allen has a movie rental business outside of the existing Fastrac Market. The movie rental box accounts for less than 1% of the revenue.

All sales are remote with no customers entering the existing business.

Richard Quigley from the Codes Enforcement Office had stated that this would be no different than an Observer Dispatch newspaper box. Planning Board Chairman Robert Lambe had mentioned that this is basically like an ATM Machine or a vending machine.

Planning Board Chairman Robert Lambe had mentioned that since Codes Enforcement Officer Timothy Russell feels that this is a second store, a Site Plan Review will be required.

Mr. Allen was not present for the Meeting.

Planning Board Members discussed the movie rental box located outside of the Fastrac Markets.

Planning Board Chairman Robert Lambe noted that display areas were approved as part of the original Site Plan Review for Fastrac.

Planning Board Chairman Robert Lambe also noted that when the Site Plan was originally reviewed, there was a drive through for two (2) fast food restaurants.

Planning Board Member Frank J. Pinnisi made a motion that the proposed movie rental box is consistent with other outside display areas; seconded by Planning Board Member Stephen Zywiak.

All Members Voting: Aye

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, December 13, 2010 and the February 7, 2011 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.

Planning Board Members reviewed and discussed a draft recommendation to the Town Board concerning the Planned Development application.

Planning Board Member Frank J. Pinnisi made a motion to approve the recommendation and forward same to the Town Board; seconded by Planning Board Member Stephen Zywiak.

All Members Voting: Aye

OTHER BUSINESS

Planning Board Members discussed various training opportunities.

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

Tentative Agenda: Ed Barnes, Public Hearing
 Sigmund Majka & Joe Bravo, Site Plan Review of Planned Development
 Kurt Gruenewald, Major Five (5) Lot Subdivision

Planning Board Member Frank J. Pinnisi will attend the February 24, 2011 Town Board Meeting.

Planning Board Member Stephen Zywiak will attend the April 21, 2011 Town Board Meeting.

Planning Board Member Carl A. Annese will attend the May 26, 2011 Town Board Meeting.

Planning Board Member Michael J. Pawloski will attend the June 23, 2011 Town Board Meeting.

Planning Board Member Micheal J. Pawloski will attend the July 21, 2011 Town Board Meeting.

Planning Board Member Stephen Zywiak will attend the August 25, 2011 Town Board Meeting.

Planning Board Chairman Robert Lambe will attend the September 22, 2011 Town Board Meeting.

Planning Board Member Frank J. Pinnisi will attend the October 27, 2011 Town Board Meeting.

Planning Board Member Carl A. Annese will attend the November 17, 2011 Town Board Meeting.

Planning Board Chairman Robert Lambe will attend the December 29, 2011 Town Board Meeting.

Having no further business, Planning Board Member Michael J. Pawloski made a motion to adjourn the meeting at 7:45PM; seconded by Planning Board Member Frank J. Pinnisi.

All Members Voting: Aye

Respectfully submitted,

Lori A. Wrobel
Planning Board Secretary
February 27, 2011