

Regular Meeting
Planning Board
March 27, 2013

A P P R O V E D

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at Town Hall located at 4401 State Route 31, Clay, New York on the 27th of March 2013. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT:

Walter Lepkowski member was absent.

A motion was made to table approval of previous minutes of March 13, 2013 to next meeting by Hal Henty and seconded by Allen Kovac.

Motion Passed 6-0

Walter Lepkowski resigned his position effective March 30, 2013. An acknowledgement by Hal Henty was made to thank Walter for his 17 years of service to the board.

Public Hearings:

NONE

Old Business: Adjourned Hearings:

****2012-029 Wildflower/Dixon Farm – Preliminary Plat – 8946 Henry Clay Boulevard
(adjourned from 3 previous meetings)**

The Chairman stated that the applicant has requested an adjournment.

A motion was made by Allen Kovac, seconded by James Palumbo to adjourn the Public Hearing to April 10, 2013.

Motion Passed 6-0

A P P R O V E D

****2013-02 – *Cross of Christ Church*– Site Plan – 8131 Soule Road (adjourned from 1 previous meetings)**

David Colegrove was present on behalf of the applicant. Mr. Colegrove stated that accommodations have been made for 57 parking spaces paved. Five additional parking spaces can be paved at a future date. Landscaping is now shown on plans. A planting schedule is now shown. A couple of light poles have been added with light distribution shown. Height of building from ground to top of cross is 44 feet 5 inches. Drainage plan is less than the pre disturbance drainage. The summary of trip generation analysis has not yet been responded to by DOT. Storm water drainage has not yet been responded to by the County. Engineering is all set at this time.

Hearing no further comment, the Public Hearing is closed.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2013-02 *Cross of Christ Church*, Site Plan, located at 8131 Soule Rd., be declared an unlisted action and a negative declaration as it appears to have no potential environmental impact to land, water and air, no potential impacts to noise, odor and public health which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by James Palumbo, using form #20, granting Site Plan Approval to *Cross of Christ Church*, for property located in the RA-100 zoning district, located at 8131 Soule Rd., Case # 2013-02 based on a map by Harmony Architectural Associates being file # 2013-02 dated 01-18-2013, last revised 3-26-2013. S-1; floor plan 1-18-2013 and last revised 2-15-2013A-1; Elevation Drawing 2-15-2013, A-2; Photometric Plan 3-17-2013 and last revised 3-26-2013. . Approval is conditioned on the following:County Review approval of Right-In and Right-Out and reserve parking paved when needed, and subject to all engineering and legal requirements.

Motion Passed 6-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

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A P P R O V E D

Horizon (AJM Management), Kassis Superior Signs - *Beltone* – 5100 West Taft Road

Zoned RC-1, Permit #44,473

Wall Sign - Applicant is proposing a wall sign 8 feet long by 1.5 feet in height, for a total of 12 square feet when 32 square feet is allowed. The proposed sign will meet the existing code.

A motion was made by Karen Guinup seconded by Russ Mitchell to approve the sign as presented.

Motion Passed 6-0

COR Development, Allied Sign Company, Inc. – *Chipotle Mexican Grill* – 3852 NYS Rt. 31

Zoned RC-1, Permit #44,474

Wall Signs - Applicant is proposing 2 wall signs, one wall sign 20 feet 6 inches long and 2 feet 6 ½ inches in height, a total of 52 square feet, when 131 square feet is allowed, and one wall sign 14 feet 8 inches long and 2 feet 6 inches in height, for a total of 53 square feet when 57 square feet are allowed. The signs will have LED lighting. The proposed signs will meet the existing code.

A motion was made by Hal Henty, seconded by James Palumbo to approve the sign as presented.

Motion Passed 6-0

Work Session:

NONE

A motion was made by Allen Kovac, seconded by Karen Guinup to adjourn the meeting at 8:17 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons