

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 12th of June 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:

A motion was made to postpone the approval of the minutes of the meeting of May 22, 2013 until the first meeting in July,

Motion Passed 6-0

Public Hearings:

****7:30PM 2013-019 Clay Apartments LLC - *Rivers Pointe Apartments – Phase II (3)- Site Plan, West of Laser Drive and Dell Center Drive.***

Mr. Mark Costich, Mr. Kevin Morgan and Mr. Todd Morgan presented. This was originally approved in 2010. Changes that are proposed are the rotating of buildings K and I facing north; small shift in soil which will eliminate wet area; and eliminating of wall. Revised some garage space, non enclosed parking is more desirable. Garaged parking is extra charge. Dumpster and snow removal has changed and not in currently marked places. This is in enclosure. Less visible, angled off to one side and in toward back of garages. There will be double enclosures as previously proposed. Pavilion will be a concrete slab and roof with grills. It will be along the main drive into the development, they are proposing concrete curbs originally designed with curbs and then eliminated. People carelessly drive off the pavement thus rutting the lawn areas, and so adding of curbs will be beneficial.

Kim Patterson asked for updated plans, showing how water is getting to catch basin. Garage in rear must be twenty five feet from property line and does not need to change at all. There will be addition of 15 parking spaces. Parking will have 2:2 ratio to units with surface

A P P R O V E D

parking and garage spaces. Total parking spaces will be 465. New site plan needs to be submitted. Full scale with set backs, drainage, subdivision line, landscaping, also showing existing variances, utilities, with breakdown of lot 1 and 2 and total number. Proposed parking nothing will be in an easement. No increase in pavement area.

Public hearing will remain open.

A motion was made by Allen Kovac and seconded by James Palumbo to adjourn to July 10, 2013.

Motion Passed 6-0

Old Business: Adjourned Hearings:

****2013-011 Gary Greer, Lands of Francis Greer (3)- Preliminary Plat, 4787 Grange Rd. (adjourned from 2 previous meetings)**

Chairman Hess opened the public hearing. NY State is not enforceable by Town Planning board. Planning Board needs to have stated on plans that there will be no access to route 31.

A motion was made by Russ Mitchell seconded by Allen Kovac to move to adjourn to July 10, 2013.

Motion Passed 6-0

****2013-013 Robert Trybulski, Moe's Restaurant (3)- Site Plan, 7560 Oswego Rd. (Adjourned from 1 previous meeting)**

Chairman Hess opened the public hearing. Robert Trybulski was present on behalf of the applicant. Mr. Trybulski stated that they are in receipt of the traffic study Elmcrest Road and Rt. 57. This has been supplied to the County. County DOT has not supplied any comments as yet. Resubmitted drawings Friday June 7, 2013. Dumpster drawings have been re-submitted with a heavy duty gate. Ms. Gloria Baldwin, Attorney for the neighboring parcel, discussed the need for additional 9 parking spaces because of square footage of patio, not because of seating proposal. Mr. Dowd, Attorney for the applicant, is drafting permanent parking spaces as well as ingress and egress agreement for Dr. Klink. Nine parking spaces are needed for Moe's plan, ingress and egress plan must be permanent. Added stone on rear of building is positive. Photometric plan needs to be shown, remove, relocate and replace some light poles. All set with drainage. Zoning needs to be shown on plan, Tax ID needs to be shown on plan. All codes and parking needs to be shown.

Chain link fence will be removed. Color will match building. Landscaping still needs to be looked at.

Regular Meeting
Planning Board
June 12, 2013

A P P R O V E D

Zoning chart with highway overlay needs to be shown.
Stone wrap will go all around the building. Stone will be on all four corners.
Awnings will be on all four sides.

Allen Kovac is ok with plans as presented.

Karen Guinup stated that Mr. Wilson is proposing to improve the property. She stated that this is palatable without peak roof. She notes that application can not be denied based on design of the building, in absence of pitched roof.

Polling of board:

Allen Kovac is willing to accept with hip roof and is satisfied with efforts made.

David Hess accepts plans with hip roof. He prefers more residential style. He states that he requires traffic study with comments from County. Condition is scope of study resolve and they make recommendation and this board. Approval on modification with majority plus one. Approval to deny needs super majority.

Russ Mitchell doesn't like plans. He has definite feelings about the corridor and needs to look into this further.

Hal Henty can live with this as presented.

Karen Guinup is ok with this.

James Palumbo is appreciative of efforts shown. He expressed concern about the visual integrity of this corridor. It would be better if Architecture was willing to do more in the way of existing area building character.

A motion was made by Hal Henty and seconded by James Palumbo to adjourn this to July 10, 2013.

Motion Passed 6-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Anthony Falso – Allstate – 8610 Henry Clay Blvd. (Adjourned)

Zoned RC-1, Permit #44,658

A P P R O V E D

Freestanding Sign – Applicant is proposing a 36 square foot freestanding sign, a 64 square foot sign is allowed; The sign will be internally illuminated. The applicant has submitted revised drawings showing address on sign, and a height of 15’. The proposed sign will meet the code.

A motion was made by Karen Guinup, seconded by Hal Henty to approve the signs with the following conditions:

Exhibit A

Exhibit B

Not to include Exhibit for sign EO-1 Not approved.

Motion Passed 6-0

Superior Construction Solutions, LLC - COR Verplank Road Company, LLC, – Dell Center Drive – Harke Farms Subdivision

Zoned R-15, Permit #44,759 presented by Ms. Kate Johnson.

Freestanding Sign - Applicant is proposing a 12.5 square foot freestanding sign; when 24 square feet are allowed. The sign will be 6 feet high, and lit from below. The proposed sign 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

3i Graphics & Signs – Gulf – 4989 Bear Road

Zoned LuC-1, Permit #44,772

Rebrand all current signs from Valero to Gulf. Presented By Mr. Eric Olson.

Rebrand 1 to 1 match.

Price sign will remain hand changeable, non-LED

Canopy will remain the same. Color change to orange and blue.

Proposed signage:

Option 1 approval and the following conditions:

13 should be deleted

#10 should be deleted

Regular Meeting
Planning Board
June 12, 2013

A P P R O V E D

#3 new increasing by square footage, variance is needed. Ok if doesn't increase square footage eliminated diesel or cash with no increase in square footage.

#11 add to PIP octane level of gasoline.

Cabinet will be fully illuminated.

A motion was made by Karen Guinup, seconded by Allen Kovac to approve the signs as presented, with above stated conditions.

Motion Passed 6-0

NORTH CENTRAL CHURCH 6089 Old Thompson Road, Syracuse, NY 13211

Presented by Jonathan Valetta.

New sign to replace existing sign for North Central Church. Street number has been added.

A motion was made by James Palumbo and seconded by Russ Mitchell to approve the sign as presented.

Motion Passed 6-0

Work Session:

NONE

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the meeting at 10:10 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons