

**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 10<sup>th</sup> of April 2013. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Scott Chatfield	Planning Board Attorney
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

**ABSENT:** Mark Territo Commissioner of Planning and Development.

A motion was made by Karen Guinup seconded by James Palumbo to approve the minutes of the March 13, 2013 meeting.

A motion was made by Allen Kovac seconded by Russ Mitchell to approve the minutes of the March 20, 2013 meeting.

**Motion Passed 6-0**

**Public Hearings:**

**\*2013-04 Michaels Farm, LLC – Zone Change Referral – 8073/8097 Morgan Road**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated there will be no commercial uses in this property, this will be a senior residential community. There will be community centers in 3 buildings as well as one free standing unit. There will be private roadways throughout this project. There will be 2 curb cuts. Traffic study was dated March 6, 2013. This will be a phased project consisting of all senior residential. The northern entrance will be across from Waterhouse Road. Three story building will have sprinklers and elevators. Members of the board stated this plan is improvement over last submitted plan. Traffic study has been reviewed by DOT. Fire department equipment is able to be accommodated. Positive comments from the Town Board. Dave Morgan concerned with traffic in south entrance and dealing with wet lands, he asked for stormwater review.

Public Hearing is closed.

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A motion was made by James Palumbo, seconded by Allen Kovac to make a recommendation to the Town Board using standard form # 50 for case #2013-04 *Michaels Farm, LLC*, Zone Change from RA-100 to R-SR, located at 8073/8097 Morgan Road to grant the Zone Change. We feel it is compatible, will have no significant impact on traffic, no environmental impact and requires no other permit-granting agency including the Federal Government. Oak Orchard area sewer issues will have to be looked at.

**Motion Passed 6-0**

**Old Business: Adjourned Hearings:**

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

A motion was made by Karen Guinup, seconded by Allen Kovac to adjourn the Public Hearing to April 24, 2013.

**Motion Passed 6-0**

**Old Business: Hearings Closed**

NONE

**New Business:**

**SIGNS**

**COR Route 31 Company, LLC, - *Clay Center* – Famous Footwear - 3845 NYS Route 31 (adjourned from last meeting)**

Zoned RC-1, Permit #44,456

Wall Sign – Applicant is proposing a 67.2 square foot wall sign, with internal LED illumination. The proposed sign will meet the existing code.

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

**Motion Passed 6-0**

**Work Session:**

NONE

Regular Meeting  
Planning Board  
April 10, 2013

**A P P R O V E D**

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the meeting at 8:37 PM.

**Motion Passed 6-0**

Respectfully Submitted

Linda Simmons