

Approved

The Regular meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 27th day of January 2016. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

PRESENT:	Karen Guinup	Chairwoman
	Russ Mitchell	Deputy Chairman
	Hal Henty	Member
	Allen Kovac	Member
	James Palumbo	Member
	Michelle Borton	Member
	Brian Hall	Member
	Gloria Wetmore	Planning Board Secretary
	Cindy Beckhusen	Deputy Commissioner of Planning & Development
	Ron DeTota	C & S Engineers
ABSENT:	Scott Chatfield	Planning Board Attorney

A motion was made by James Palumbo seconded by Russ Mitchell to approve the minutes of the previous meeting.

Motion Carried 7-0

Public Hearings:

New Business:

*7:30 P.M. Case #2015-050 - The Widewaters Group, Inc (5). – Zone Change referral – 3715 State Route 31 .

Karen Guinup opened the Public Hearing; Marco Marzocchi was present for the applicant. Mr. Marzocchi explained the plan. The site is 50 acres on the right side of the Key bank on State Route 31. There are 9 acres on the east side of the rail road tracks. A 90 thousand square foot building. Parking out front for 400 cars. The driveway entrance on State Route 31 was approved by New York State D.O.T. Mr. Marzocchi thanked Karen, Russ and Hal for their help in getting the traffic signal.

Right in and right out to the east, by out parcels 1 and 2. Al Kovac asked if they had tenants lined up for the out parcels. And they do not.

Al Kovac asked what was to the north of this parcel, Mr. Marzocchi said Kohls and the COR site apartments.

Russ Mitchell asked if there was a plan for the 9 acre lot, possibly a cell tower. Something that won't require much traffic. Karen Guinup said looking over the County comments there are many comments but no modifications.

Jim Palumbo stated outside of a special use permit the 9 acre lot should fit the current zone.

Cindy Bechusen asked what the applicant planned on doing with all the wet lands. They are very aggressive about leaving them alone.

Karen asked if anyone had any comments or questions, hearing none she closed the public hearing.

A motion was made by Brian Hall seconded by James Palumbo for Zone Change referral using form # 50 Case #2015-050 - The Widewaters Group, Inc located at 3715 State Route 31. A favorable recommendation to the Town Board.

Motion Carried 7-0

*7:35 P.M. Case #2015-052 -- Nelson Associates, LLC (5) -- Zone Change referral -- 3687 State Route 31

Chairwoman Guinup announced the applicant requested an adjournment.

A motion was made by Michelle Borton seconded by James Palumbo to adjourn this to February 10, 2016.

Motion Carried 7-0

Old Business:

None

Closed Hearings - Board/Applicant discussions:

None

New Business:

Signs

Jake Hafner's Tavern- 5224 West Taft Road

Zoned LuC-1, Permit #47,007

Regular Meeting
Planning Board
January 27, 2016

1 Freestanding Sign- 6.6 feet by 2.7 feet a total of 18 square feet when 32 square feet is allowed, height of sign is 20.7 feet.

The proposed sign will be placed on the Silo making it a second freestanding sign. An area variance for a second freestanding sign was approved by the Zoning Board of Appeals at their January 11, 2016 meeting.

A motion was made by Hal Henty seconded by Al Kovac to approve the sign as presented.

Motion Carried 7-0

Ulrich Sign Company, Inc.- Urgent (Five Star) Care and Kids (Five Star) Care

Zoned RC-1, Permit # 47010

2 Wall Signs

Sign #1- Urgent Care- 15.33 feet by 2.7 feet, a total of 33.22 square feet.

Sign #2- Kids Care- 11.67 feet by 4 feet, a total of 46.67 square feet.

The grand total of both signs is 79.89 square feet when 80.56 square feet is allowed.

The signs will meet the Town Code. The approval does not include sign # 3. The applicant will go to the ZBA for a variance.

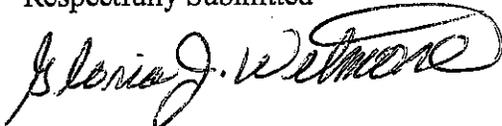
A motion was made by Michelle Borton seconded by Al Kovac to approve the signs as presented.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Hal Henty to adjourn the meeting at 8:00 PM.

Motion Carried 7-0

Respectfully Submitted



Gloria Wetmore