

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> day of February 2010. The meeting was called to order by Chairman Lepkowski at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	Walter Lepkowski	Chairman
	Hal Henty	Member
	Karen Guinup	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	Scott Chatfield	Planning Board Attorney
	Mark Territo	Commissioner of Planning & Development
	Douglas Wickman	C & S Engineers
	Gloria Wetmore	Planning Board Secretary

<b>ABSENT:</b>	James Sharpe	Member
	David Balcer	Town Planner

A motion was made by Karen Guinup seconded by Allen Kovac to approve the minutes of the previous Planning Board meeting.

Motion Passed 5-0

**Public Hearings:**

NONE

**Old Business: Adjourned Hearings**

**2009-1-6 Gary Bell (3) Site Plan, 7422 Oswego Rd.**

Chairman Lepkowski opened the public hearing. Roger Whelan, of Whelan and Curry, was present for the applicant. Mr. Whelan handed out a copy of the letters from the County Department of Transportation and the New York State DEC stating that the Site Plan is acceptable with regard to impact on the County highway and that all remedial activities have been completed with regards to the petroleum spill site.

Chairman Lepkowski asked Doug Wickman if the drainage was acceptable. Mr. Wickman discussed the changes that need to take place with regard to the site to alleviate flooding from the townhouses to the east of the site, and the necessity of the applicant to grant an additional ten feet of sewer easement.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2009-1-6 Gary Bell (Northside Collision) located at

7422 Oswego Road be declared a negative declaration as it appears to have no environmental impact which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government.

Motion Passed 5-0

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a resolution using standard form #20 granting Site Plan approval for case # 2009-1-6, Gary Bell (North Side Collision) located at 7422 Oswego Road, based on a map by Maxian & Horst dated and numbered 2-6-09 L-1 & L-2. Final revisions dated 2-10-10. LSI Industries, lighting proposal plan # 96383, dated 4-15-09. Drawings made by Whelan & Curry, numbered A-1 & A-2 dated 1-15-10. Subject to the following conditions:

An additional 10 foot for sewer easement must be granted to the Town

The site must be regraded to relieve flooding at Belmont Village.

All signage is subject to further approval.

All legal and engineering.

Motion Passed 5-0

**Old Business: Hearings Closed**

NONE

**New Business: Signs**

***Park Ridge Office Park– 8233 Park Ridge Path (Alberici office building, sign faces Rte 57)***

Zoned O-2, permit #41,670

Freestanding Sign – Allowed one per entry, 32s.f. max. Area, 15’ ht. & 25’ setback

Proposed- 30 s.f., 10’ ht. & well past 25’ setback

A motion was made by Russ Mitchell seconded by Allen Kovac to approve the sign with one modification. The applicant will add a address number to the sign if there is no number on the building.

Motion Passed 5-0

***Tiny Bubbles Laundromat (former Easy Wash Laundromat) 4225 Long Branch Rd.***

Zoned HC-1, permit #41,664

Withdrew current application

***Waterbury Ridge Apartments – 7274 Henry Clay Blvd. (a.k.a. Jackson apts. /Alberici)***

Zoned R-APT, permit #41,671

Freestanding Sign – Allowed 1/entry, 24 s.f.area max., 6’ ht & 25’ setback.  
Proposed – 24 s.f., 6’ ht. and 25’ setback.

Russ Mitchell complimented the applicant on the signs .

A motion was made by Hal Henty seconded by Karen Guinup to approve the sign as presented.

Motion Passed 5-0

### **ADJOURN MEETING**

A motion was made by Allen Kovac seconded by Russ Mitchell to adjourn the meeting at 8:05PM.

Motion Passed 5-0

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***APPROVED***

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