

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 24th 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:

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

ABSENT: James Sharpe Member

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

Motion Passed 5-0

Public Hearings:

2010-1-1 *Georgian Court Enterprises, LLC (3), Amended Site Plan – 4370 & 4418 Georgian Court*

Chairman Lepkowski opened the Public Hearing.

Hal Romans surveyor for the applicant explained the plan. The amended site plan has the same number of buildings, and the same footprint. The community center/garage was flipped around, without prior approval. One of the proposed buildings are complete, the other two building foundations are in and one is framed but has not been issued a Certificate of Occupancy yet.

The architectural drawings that were submitted to the planning board in 2006, were not the same drawings submitted with the building permit application.

Karen Guinup asked David Vona the builder, when did he apply for the building permit, Mr. Vona said the building permit was applied for early in 2009. Ms. Guinup then asked Mr. Vona if the plans submitted at the time the building permit was applied for were the same as the drawings used to build the structures, if they were not why didn't Mr. Vona come back to the Planning Board for amended site plan approval.

Hal Romans said this is the first building of this type that Mr. Vona has built and he didn't understand the

procedure.

Scott Chatfield explained to Mr. Vona the procedure of going through the amended site plan process, when there is a change in the approved plan.

Chairman Lepkowski asked how many apartments are in each building, and when we approved the site plan in 2006 how many were approved. There are 24 per building, 72 total for all three buildings.

Hal Henty asked when you change the building from being half a story underground; to all above ground doesn't that affect the drainage. The grading will have to be changed.

The renderings showed 2 stories, the amended plan shows 2 ½ stories, and the new amended plan shows 3 stories.

Hal Henty stated that he felt the applicant should submit a new building permit once the site plan issues are resolved. Scott Chatfield stated that this is beyond the scope of the Planning Board, it is up to the Planning Department to require this.

Scott Chatfield stated that we need to go through an Amended Site Plan approval, to approve the new renderings that show 3 stories above grade, the flipping of the garage/community center, and the allotment of the square footage allocated to each, and input from Town Engineer. Mr. Wickman stated that the grading shown appears to be acceptable, but he would like to do a site visit to confirm. Mr. Chatfield stated that for SEQR purposes this would be a Type II action, and the amended site plan approval could have been done administratively had there not already been previous administrative changes.

Chairman Lepkowski asked Hal Romans what the height of the buildings were, the proposed buildings are between 24' and 30'. The issue is that the Planning Board approved this height, but the new plan shows the height as being 37 feet.

Doug Wickman would like to take a look at the grading. The Chairman would like a letter from Mr. Wickman approving the grading in respect to drainage.

A motion was made by Hal Henty seconded by Allen Kovac to adjourn the public hearing to March 10, 2010.

Motion Passed 5-0

Old Business: Adjourned Hearings

**2007-12-3 Group One Development, LLC (3) Site Plan– Corner of Route 31 & Henry Clay Blvd.
(Adjourned from 23 previous meetings)**

A motion was made by Russ Mitchell seconded by Allen Kovac to adjourn the public hearing to March 10, 2010.

Motion Passed 5-0

Old Business: Hearings Closed

NONE

New Business: Signs

Tanning Oasis – Clay Commons Route 57

Zoned RC-1, permit #41,681

Wall Sign – Allowed 2/tenant, 8% max. of tenant area, (wall area is 20’w x 24’ht =38.4s.f.)

Allowed area is 38.4 s.f.

Existing sign is 16 s.f. (16” x 144”)

Proposed sign- 18.66 s.f. (16” x 168”)

Total sign area is 34.66 s.f.

A motion was made by Hal Henty seconded by Karen Guniup to approve the sign with one modification, to line up evenly with the other existing wall signs.

Motion Passed 5-0

ADJOURN MEETING

A motion was made by Russ Mitchell seconded by Allen Kovac to adjourn the meeting at 8:30 PM.

Motion Passed 5-0

Respectfully Submitted

Gloria Wetmore

Regular Meeting
Planning Board
February 24, 2010

APPROVED