

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 27th day of January 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
	Ron DeTota	C & S Engineers
	Gloria Wetmore	Planning Board Secretary
ABSENT:	James Sharpe	Member
	Mark Territo	Commissioner of Planning & Development

Minutes of Previous Meeting

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

Motion Passed 5-0

Public Hearings:

Public Hearing to review the following Text Amendments to the Code of the Town of Clay:
Local Law Number 1 of 2010. The purpose of this amendment is to create a new zoning district, which accommodates both residential and support services to persons who are age 62 and above.

Chairman Lepkowski opened the public hearing. Chairman Lepkowski asked the board for input on the proposed zoning district.

Karen Guinup said that she likes the idea , she said we can use a zone like this, this is a simplified version of going through the PDD process. Karen also suggested they change the minimum age to 60.

Chairman Lepkowski commented he thought there were these types of communities in the south. The Chairman asked if anyone had any comments, there were none, he closed the public hearing.

Karen Guniup made a recommendation to the Town Board stating that this is a great idea. She also said that the Committee did a wonderful job on the proposal. Karen also stated it would be okay if the age was lowered to 60.

Russ Mitchell said that he did not think a special zone was needed because it can be accomplished through the current PDD zoning laws. If it went through, he would want the age to be lowered to 55.

Motion Passed 4-1

Russ Mitchell voting no with the recommendation to lower the age to 55.

Old Business: Adjourned Hearings

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

Chairman Lepkowski opened the public hearing. Gary Bell explained the remediation of the contaminated soil.

Hal Henty asked for a copy of the letter from the DEC stating the soil had been cleaned up.

Mr. Bell stated he would e-mail the letter to the Board.

As discussed the dumpster enclosure has been changed to split face block. The plantings have been increased as discussed at the April 2009 Planning Board Meeting.

Chairman Lepkowski asked if the County curb cuts were addressed, as well as the drainage.

Mr. Bell said the County did approve the right in right out on to Oswego Road

Ron DeTota said he is waiting for the final engineering drawings from the applicant in regards to drainage to verify calculations.

Chairman Lepkowski asked if there were any questions or comments and there were none.

A motion was made by Karen Guinup seconded by Hal Henty to adjourn the public hearing to Febuary 10, 2010.

Motion Passed 5-0

2009-11-3 Woodside Developers, Inc./Norwood Holdings, LLC (3), Preliminary Plat on W. Taft Road (Inverness Gardens f/k/a Woodside Runne)

Chairman Lepkowski opened the public hearing. Hal Romans was present for the applicant; Mr. Romans explained the changes to the plan. Mark Parish submitted storm water information to Ron DeTota for approval.

The Chairman asked for location of the stop signs. Hal Romans explained they will be on the final plan.

Hal Henty asked Mr. Romans about the gate, he said they are still trying to work out the kinks with the remote control; The highway department plow driver for that area will have the remote. Hal Henty said he is against the gate for safety reasons. He is concerned about emergency vehicles getting through.

Chairman Lepkowski asked Ron DeTota about the engineering. Ron DeTota stated that he was satisfied with the drainage facility as proposed at this time.

The Chairman said they do not need to do a SEQR, they did one for the zone change. Chairman Lepkowski closed the public hearing.

A motion was made by Russ Mitchell seconded by Hal Henty, using form # 30 Granting Preliminary Plat Approval for Woodside Developers, Inc./ Norwood Holdings, LLC. Located on West Taft Road (Inverness Gardens f/k/a Woodside Runne) based on a map by Ianuzi and Romans, being file #1431.023 dated December 8, 2008, revised January 27, 2010. Subject to all engineering and legal requirements.

Motion Passed 5-0

2009-12-5 David N. Charron (3)- Special Permit, 5332 NYS Route 31

Chairman Lepkowski opened the public hearing. David Charron explained the plan. The 40x40 foot area near the road will be used for the sample swing sets, gazebos and arbors. There will be a small display of firewood; the remainder will be stored in the back. The Produce will be displayed on a 4x8 ft table.

Chairman Lepkowski asked if the applicant would need a separate permit for permanently displaying swing sets and gazebos.

David Balcer, Town Planner, said since the garden decorations were moveable and could be removed they were not considered permanent structures, they have no foundations, therefore they do not need any other permits.

Hal Henty asked Scott Chatfield if the plan should be contingent on annual review, Scott Chatfield said that can be put in as a provision in the motion that states the Planning Department will conduct an annual review.

Chairman Lepkowski closed the public hearing.

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a resolution using standard form # 10, SEQR determination for Case # 2009-12-5 David Charron located at 5332 NYS Route 31 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 grant Special Permit approval for David Charron case # 2009-12-5 located at 5332 NYS Route 31, using form # 70 based on a map made by Edwin Harrington dated January 27, 2010 file # L-101. Subject to the following conditions, display items shall be removable and updateable. Consisting of lawn/garden and play structures in the 40 ft x 40 ft display area. The Planning Department should do an annual review.

Motion Passed 5-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Patel Family Dental – 8420 Oswego Road (across from P&C)
Zoned HC-1, permit #41,659

Wall sign – Allowed two per tenant 8% of tenant space, 40s.f. max (50'w x 10'Ht=500s.f.)

Sign 'A' Patel Family Dental –

Proposed sign is 15s.f. (3' x 5' = 15s.f.)

Sign 'B' over door

Proposed sign is 6s.f. (18" x 48")

Freestanding Sign – Re-facing existing sign

3' x 4' = 12s.f.

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

Motion Passed 4-1 Russ Mitchell voting no

Tiny Bubbles Laundromat (former Easy Wash Laundromat) 4225 Long Branch Rd.
Zoned HC-1, permit #41,664

Wall signs – Allowed two/tenant, 8% of wall area signs are on
Allowed area 48s.f. (area is 15'ht x 40'w = 600s.f.)
Proposed sign 32s.f.

No motion was made the sign was sent back to the planning department for Tweeking.

ADJOURN MEETING

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the meeting at 8:50 PM.

Motion Passed 5-0

**Regular Meeting
Planning Board
January 27, 2010**

Approved

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