

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 24<sup>th</sup> day of March 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
	Karen Guinup	Deputy Chairperson
	Hal Henty	Member
	James Sharpe	Member
	Russ Mitchell	Member
	David Hess	Member
	David Balcer	Town Planner
	Mark Territo	Commissioner of Planning & Development
	Douglas Wickman	C & S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

**ABSENT:** Allen Kovac Member

Chairman Lepkowski welcomed David Hess as the new Member of the Planning Board; David Hess is filling the position vacated by John Dougherty.

Chairman Lepkowski appointed Karen Guinup as Deputy Chairperson.

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

Motion Passed 6-0

Public Hearings:

NONE

Old Business: Adjourned Hearings

**2007-12-3 *Group One Development, LLC (3) Site Plan– Corner of Route 31 & Henry Clay Blvd.*  
(Adjourned from 25 previous meetings)**

Alex Wisniewski of LJR Engineering representing the applicant, gave a brief overview of the plan. There is 1100 foot frontage on Route 31; State DOT approved both access points.

All comments from County Planning have been addressed and resolved. Mr. Wisniewski met with the Fire Marshal, Mr. Wisniewski presented the letter to the Board, and all the issues were addressed.

Mr. Wisniewski met with Ron DeTota of C&S Engineers, concerning the sanitary sewer and will submit the plans to C&S.

Chairman Lepkowski asked John Russo, the applicant, about the Stevens property. Mr. Russo stated that he has tried to purchase the Stevens property a number of times to no avail. Scott Chatfield stated that the out parcel could go for a variance; therefore the Board needs to make sure the parcel has highway access. The Chairman suggested they move the access road closer to the Stevens property line, in the event something does go into that property they will have highway access.

The Chairman pointed out that the applicant has the construction staging area abutting the Stevens property line, and asked Mr. Russo if that could be moved. Mr. Russo agreed to move it.

Scott Chatfield suggested that the Town might talk to the Stevens family and inform them that the property will be unmarketable if it remains the same.

Chairman Lepkowski asked to see the Lighting Plan, Mr. Wisniewski distributed the Lighting Plan. The Chairman asked the Board if they liked the look of the architecture. The Chairman asked if there were any questions and there were none.

A motion was made by Karen Guinup seconded by James Sharpe to adjourn the public hearing to April 14, 2010.

Motion Passed 6-0

**2009-12-2 *Spell Bound Holdings Inc., Zone Change Recommendation- RA-100 to NC-1, 7337 Oswego Rd. (Adjourned from 1 previous meeting)***

Chairman Lepkowski opened the public hearing; Dave Kimpel attorney for the applicant explained the plan. The applicant would like a zone change from RA-100 to NC-1. The applicant tried to rent the property out as a residence, but being so close to Route 57 (Oswego Road) he couldn't rent it. There were two businesses interested, including a bakery and a flooring store, but they couldn't wait for a variance or a zone change to go through.

Chairman Lepkowski asked if the 68ft frontage on Route 57 was correct, the Mr. Kimpel said it was. The Chairman asked the applicant if he ever tried to sell the property, the owner said he had and even presented a hardship letter, but he could not sell the property. Hal Henty asked how they could put a retail store in with no entrance in the front of the building, the applicant pointed out the large parking lot and an entrance in the back.

Karen Guinup asked if the planning department had looked at the differences between O-2 and NC-1, Mark Territo said NC-1 will allow personal use and some retail. Chairman Lepkowski suggested a zone change with covenants.

Chairman Lepkowski closed the public hearing. The Board will make a recommendation at a later date.

**2001-1-2 *North Fork-Final Plat***

Chairman Lepkowski added this item to the agenda.

Hal Romans of Ianuzi and Romans; was present for the applicant. Mr. Romans explained the as built were submitted to C&S engineers. There are 9 lots, no changes since the approval of the preliminary plat.

A motion was made by Karen Guinup seconded by James Sharpe to approve the Final Plat using form # 40 for Case #2010-3-2 North Fork, Section 2 Phase 1 based on a map by Ianuzi and Romans File #2868.006, dated 6-11-2008 revised 1-13-10. Subject to all engineering and legal requirements.

Motion Passed 6-0

Old Business: Hearings Closed

**NONE**

New Business: Signs

***Northside Collision - new Route 57 facility***

Zoned HC-1, permit #41,709

Note: Applicant is re-using existing signs from current Route 31 facility

Wall Sign – Allowed 2/tenant, 8% max. of tenant area,

Wall sign #2 Oswego Rd. side – wall area 70.1'w x 17ht = 1203sf

Allowed area is 96.24 s.f.

Proposed relocated sign is 96 s.f. (12'w x 4'ht)

Wall sign #3 John Glenn side – wall area 75.5'w x 18'ht + 21'w x 17ht = 1716 sf

Proposed relocated sign is 96sf (12'w x 4'ht)

Freestanding sign – Allowed 1/lot 32sf max. 15' ht. 25' setback

Proposed relocated sign is 31.67 sf. 13' ht. and 25' setback

A motion was made by Hal Henty seconded by Russ Mitchell to approve the sign as presented.

Motion Passed 6-0

***Verizon – Rocklyn Plaza Route 31***

Zoned RC-1, permit #41,716

Freestanding sign – Re-face of empty box

Wall Signs – Allowed 2/tenant space, 8% max of tenant area

Front allowed: wall dimension 33.5' w x 24' ht = 804 sf or 8% = 64.32 sf

Proposed 61.56 sf

Rear allowed: wall dimension 33.5' w x 18' ht = 603 sf or 8% 48.24 sf

Proposed 21 sf

A motion was made by Karen Guinup seconded by David Hess to approve the sign as presented.

Motion Passed 6-0

***Famous Fashions – Oswego road plaza in front of Raymour & Flanigan bargain outlet***  
Zoned RC-1

Wall sign – allowed 2/tenant, 8% of tenant space max.

Wall dimension 22.5' w x 14.4' ht = 324 sf or 8% = 25.92 sf

Proposed sign 6' w x 3' ht = 18 sf

A motion was made by Hal Henty seconded by James Sharpe to approve the sign as presented.

Motion Passed 6-0

A motion was made by James Sharpe seconded by Hal Henty to adjourn the meeting at 9:00 P.M.

Motion Passed 6-0

Respectfully Submitted,

Gloria Wetmore

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*APPROVED*

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