

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 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                               |
|                 | Hal Henty        | Member                                 |
|                 | Karen Guinup     | Member                                 |
|                 | Allen Kovac      | Member                                 |
|                 | Russ Mitchell    | Member                                 |
|                 | James Sharpe     | 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               |

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

Motion Passed 6-0

Public Hearings:

**2009-12-2 *Spell Bound Holdings Inc., Zone Change Recommendation- RA-100 to NC-1, 7337 Oswego Rd.***

Chairman Lepkowski opened the public hearing. No one was present to represent the applicant. The Chairman tabled the hearing for later in the meeting in the event someone shows up.

At 7:45 P.M. the Chairman asked if there was anyone present to represent the applicant.

There was no one, Scott Chatfield said the applicant didn't need to be present, and the Commissioner of Planning & Development could present the case.

Russ Mitchell stated that the applicant's intent is to put in a small business.

Karen Guinup stated that she would like to hear from the applicant. Chairman Lepkowski agreed.

A motion was made by Russ Mitchell seconded by James Sharpe to adjourn the public hearing to March 24, 2010.

Motion Passed 6-0

Old Business: Adjourned Hearings

**2007-12-3 Group One Development, LLC (3) Site Plan– Corner of Route 31 & Henry Clay Blvd.  
(Adjourned from 24 previous meetings)**

A motion was made by Russ Mitchell seconded by Karen Guinup to adjourn the public hearing to March 24, 2010.

Motion Passed 6-0

**2010-1-1 Georgian Court Enterprises, LLC (3), Amended Site Plan- 4370 & 4418 Georgian Court.  
(Adjourned from 1 previous meeting)**

Chairman Lepkowski opened the public hearing, The Chairman noted some Boy Scouts from Troop # 116 were here working to acquire a badge. Hal Romans, Surveyor was present for the applicant.

Chairman Lepkowski explained the function of the Planning Board to the Boy Scouts, so they would have a better understanding of the public hearing process.

Hal Romans gave a brief explanation of the project. The only thing the board needed was a letter from Doug Wickman of C&S Engineers, and Mr. Wickman stated that the letter has been submitted. The letter states that the drainage for the site, with its current configuration, appears to be adequate.

Chairman Lepkowski asked Mr. Romans to give a brief overview of the project for the Boy Scouts.

Chairman Lepkowski asked if there were any questions. There were none. Scott Chatfield said this is a type two action with a minor modification, with local implementing statute. The Hearing was closed.

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 # 2010-1-1, Georgian Court Enterprises located at 4370 & 4418 Georgian Court, based on a map by Ianuzzi and Romans dated 1/1/2006 Revised 02/26/2010.  
Page two-revised 1/6/2010.

Russ Mitchell thanked the applicant, Mr. Vona for building in the town. He also commented he hoped Mr. Vona had learned the procedure for changing an approved site plan.

Motion Passed 6-0

Old Business: Hearings Closed

**NONE**

New Business:

**INFORMATIONAL HEARING:** Text Amendment Recommendation- *Local Law Number 3 of 2010*. The purpose of this is to amend the definition of *Motor Vehicle Sales, Service and Rental* and allow this definition to be included in the Industrial Zoning District.

The consensus of the Planning Board is that this seems like a good idea for an additional use within the Industrial Zone. Russ Mitchell commented that the way the definition has changed, is now shown as 3 Separate definitions, is a good idea.

A motion was made by Allen Kovac seconded by James Sharpe with a favorable recommendation to the Town Board

Motion Passed 6-0

**SIGNS**

NONE

**ADJOURN MEETING**

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

Motion Passed 6-0

Respectfully Submitted

Gloria Wetmore

**Regular Meeting  
Planning Board  
March 10, 2010**

***APPROVED***