

**APPROVED**

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 12<sup>th</sup> day of May 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
	Allen Kovac	Member
	Hal Henty	Member
	James Sharpe	Member
	Russ Mitchell	Member
	David Hess	Member
	David Balcer	Town Planner
	Douglas Wickman	C & S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

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

Motion Passed 7-0

**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 28 previous meetings)**

The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn the public hearing to May 26, 2010.

Motion Passed 7-0

**2010-2-1 Forth Tromblee Dental Assoc., PLLC (3) Site Plan – 5241 Witz Drive (Adjourned from 2 previous meetings)**

Chairman Lepkowski opened the public hearing, Ray Studen presented the plan. Karen Guinup asked if the site plan had changed at all since the board has seen it last? Mr. Studen stated the only changes had to do with the engineering.

Doug Wickman said all the engineering had been addressed.

A motion was made by Allen Kovac seconded by David Hess to adjourn the public hearing to May 26, 2010.

Motion Passed 7-0

**2010-2-4 Leslie Rice (for Panera Bread) Special Permit Advisory Referral – 3815 State Route 31 (Adjourned from 1 previous meeting)**

Chairman Lepkowski opened the public hearing. Tony DiSanza presented the plan; the applicant widened the entry and exit of the drive thru so it wouldn't be so tight.

Hal Henty asked about moving the existing entrance and exit of the parking lot. Mr. DiSanza said the landlord doesn't think moving it will have any impact. Hal also asked how many more cars would the drive thru generate, Mr. DiSanza said the drive thru would not generate any more traffic. Hal Henty disagreed, and added that something had to be done with the existing entrance and exit.

Chairman Lepkowski said he was hoping Mr. DiSanza would have returned tonight with the traffic concerns resolved. He said the cars are stacking up at the stop sign, and the drive thru will increase the traffic. Mr. DiSanza asked what the Board suggests the applicant do. The Chairman said he wants someone at the corporate level to do a proper traffic study.

Chairman Lepkowski asked what the average time a car is at the drive thru. Mr. DiSanza said approximately 4 minutes. The Chairman said that will cause quite a concern with stacking.

Hal Henty added that at peak hours, cars will be stacked up and will cause problems with cars trying to park.

Karen Guinup said she has a concern with moving the entrance, if there is only one drive thru entrance it will cause problems with dispersing. She also questioned where else in the Town is there a drive thru without a bailout lane. If someone is #8 in line at 4 minutes per car, it could take over 30 minutes in line. She said if she doesn't want to wait that long and wants to get out of line and go park and go inside she couldn't do that without a bailout lane.

Russ Mitchell said it looks like there is enough room for a bailout lane on the plan. His biggest concern is

the drop off; he also had a concern with drainage and asked where the water from the drive thru lanes would be going, it looked like it was draining out of the retention wall into the

wetlands. Russ asked how high the retention wall will be. Dave Balcer said all the engineered drawings are with the plan; he added that the wall is high enough.

Karen Guinup asked about the outside seating, will they be allowed to have the outside seating or will that cause a safety issue.

David Balcer asked if the applicant would be putting the bump out addition on the site plan.

Mr. DiSanza said they will put in a 10ft x 60ft bump out addition for the drive thru but left it off this plan.

Chairman Lepkowski suggested the applicant look into having the traffic exit into the KFC parking lot since COR owns the property already.

David Hess suggested the applicant widen the drive, move the transformer closer to the dumpster enclosure, that way you can shorten the radius and make a bypass lane.

Chairman Lepkowski wants to see the traffic concerns addressed as to the congestion of the ring road, an exit and entrance moved to the west towards KFC.

The Chairman said he is not against the idea of a drive thru, just not at this location. Unless he can make a dual entrance.

Dave Balcer said KFC might lose to parking spaces or it would exit into their drive thru lane traffic.

Scott Chatfield said the property under the ring road is owned by HD Development aka Home Depot. Therefore the applicant may have to go through both Home Depot and COR.

Hal Henty said he thinks putting in a bailout lane would help.

Mr. Hess had concerns about the proximity of the drive thru lane and the electric transformer. He stated that there is a ten foot easement around that unit.

Mr. DiSanza asked if they made all of the changes would the Board make a favorable recommendation.

Chairman Lepkowski said he would not recommend to the Town Board due to traffic concerns.

Karen Guinup agreed with the Chairman.

Hal Henty said the site is small; the way the building is laid out it is too small for a drive thru.

Russ Mitchell said it is not conducive to a drive thru.

Allen Kovac said he thinks the drive thru may cause you to lose business, why ruin a good thing.

Chairman Lepkowski said he will leave the public hearing open.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the public hearing to May 26, 2010.

Motion Passed 7-0

**2010-3-1 Red Barn Country, LLC, Zone Change Recommendation R-10, One Family Residential, to O-2, Office District – Buckley Road (south of Waxwood Circle on the west side of Buckley Road) (Adjourned from 1 previous meeting)**

The applicant requested an adjournment.

A motion was made by James Sharpe, seconded by David Hess to adjourn the public hearing to May 26, 2010.

Motion Passed 7-0

**Old Business: Hearings Closed**

NONE

**New Business:**

NONE

**Signs**

***Friendly's Restaurant – 3873 St. Rt. 31***

Zoned RC-1, Permit #41,892

Wall sign – Allowed 2/tenant, 8% max. of wall face.

Applicant proposing two wall signs. They have removed the third sign, COR would not allow them to go for a variance.

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

Proposed sign 'A' facing parking lot, allowed 73.6 s.f. as proposed 73 s.f.  
sign 'B' facing Rte 31, allowed 145.6 s.f., as proposed 73 s.f.

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

Russ Mitchell asked them about the spot lights they had on the LED sign facing Route 31- they had removed the sign; then he commented that they had put the signs up without approval- they apologized.

Motion Passed 7-0

### **Gold & Silver Buyers of America – 4180 St. Rte. 31**

Zoned RC-1, Permit #41,816 re-submittal, applicant stated that additional material was faxed over, but we had phone and fax issues that interfered with us receiving the material.

Freestanding sign – Applicant proposing to reface existing sign. Stays the same

Wall sign – Applicant allowed two/tenant, 8% max. of wall face.

Proposed sign 'A' facing Rte. 31, same location as shown last meeting  
but a different sign

Allowable square footage is 69.2s.f. New proposed is 40 s.f.

Proposed sign 'B' on the west side wall (facing OCWA)

Allowed square footage is 48.4 s.f.

Proposed sign is 48 s.f.

A motion was made by Hal Henty seconded by David Hess to approve sign "A" as presented and to approve sign "B" as a 32 square foot sign max.

Motion Passed 7-0

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

Motion Passed 7-0

Respectfully Submitted

Gloria Wetmore

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