

**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 9th day of March 2011.

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
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	William Perrine	C & S Engineers
	Linda Simmons	Planning Board Secretary

**ABSENT:** None

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:**

**2011-1-5 Carkner Development (3) – Amended Site Plan- 7196 Morgan Rd.**

Chairman Lepkowski opened the Public Hearing. Jeff Carkner owner and presenter presented the plan. The applicant is proposing a 10,000 square foot addition to the existing 24,000 square foot building which would be located in the grassed area of the property. The Chairman asked the applicant to show the Board on the aerial photograph the area where this is proposed to go.

After some discussion, the Chairman stated that the applicant will need to provide some additional information, and a more detailed Site Plan with items such as the need to provide additional parking, the drainage and retention area, lighting and preliminary elevations. The Site Plan of the full property should indicate what presently exists and what is proposed.

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Walt Lepkowski suggested that they get in touch with Mr. Perrine and work out engineering issues such as: intent for disturbance less than 1 acre; and retention basin proposal; sanitary sewer service; (they may wish to build over top), how building will be serviced for trash removal; lighting ingress/egress. Two tenants now and this would increase to 3 tenants perhaps distribution center and warehouse. The fire hydrant locations need to be shown on site plan.

A motion was made by Allen Kovac seconded by Karen Guinip to adjourn the Public Hearing until March 23, 2011.

**Motion Passed 7-0**

**Old Business: Adjourned Hearings**

**2010-8-3 COR VerPlank Road Co., LLC (3) – Zone Change Recommendation, RA-100 & R-APT to R-15 at the westerly end of Dell Center Drive (Adjourned from 7 previous meetings)**

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Karen Guinup, seconded by Russ Mitchell to adjourn the three Public Hearing to March 23, 2011.

**Motion Passed 7-0**

**2011-11-1 Salvation Army (3) – Site Plan- 3818 & 3906 Brewerton Rd.**

Chairman Lepkowski opened the Public Hearing. Jeff Sudal, (project manager) of Passero Associates, presented the plan on behalf of the applicant. Major Kevin Schoch was also present for Salvation Army.

Jeff gave an overview of the changes made, and addressed the Board's comments. He stated that the Site Plan has been separated out so that the different elements can now be distinguished:

- 1) Landscaping plans submitted.
- 2) Add dumpster enclosure.
- 3) Lighting- proposed lighting cut down from existing lighting—white light with cutoffs can't project to road, bronze color.
- 4) Worked with Onondaga County DOT 1 lane entrance/exit to South Bay
- 5) Grass strip along back edge on South Bay to promote new 'green infrastructure' rules
- 6) Add landscape islands increase landscaping by 10
- 7) Curb breaks every 3 to 4 feet for drainage onto the grass strip along South Bay Rd.
- 8) No site light on South Bay side, lighting just off of building

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The Chairman asked the Board and public if there were any further questions. Hearing none, he closed the Public Hearing.

A motion was made by Russ Mitchell seconded by David Hess to adopt a resolution using standard form # 10, SEQR determination for Case # 2011-11-1 Salvation Army, Site Plan Approval, located at 3818 & 3906 Brewerton Rd., 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. This project will contribute to growth and community character, and poses no excessive impact on traffic.

**Motion Passed 7-0**

A motion was made by Russ Mitchell seconded by Allen Kovac, using form # 20, granting Site Plan Approval to the Salvation Army on property located in the HC-1 zoning district, located at 3818 & 3906 Brewerton Rd., for Case # 2011-1-1, based on a map by Passero Associates, being file # 20100112.02 dated October 2010, last revised 3-7-2011, and includes sheets labeled: Cover Sheet, C-101, C-102, C-103, C-104, C-201 and C-202. Subject to all engineering and legal requirements, and the following condition:

- There shall be solid curbing installed along South Bay Rd. with breaks to allow for water to flow through to the grassed area.

**Motion Passed 6-1** – Hal Henty was opposed. He feels it is a great project, but the full access onto South Bay Rd. is a safety issue.

**Old Business: Hearings Closed**

NONE

**New Business:**

NONE

**Work Session**

**JoLu Development Company, Tocco Villaggio, PDD Project Plan Discussion.**

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Karen Guinip seconded by David Hess to adjourn the **PDD Project Plan Discussion** to March 23, 2011.

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**Signs**

***8201 Oswego Rd. LLC. - 8201 Oswego Rd., Cole's Burgers***

Zoned RC-1, permit # 42,612

1 Addition to Freestanding Sign- Allowed 1/entry, 128 sq. ft. max, 25' maximum height, 25' setback.

Applicant is proposing one addition to the existing sign, bringing the total to 53.28 sq. ft.

The Board discussed if there is really a need for additional changeable letters on this sign, when the restaurant already has a sign for identification. The Board also feels that the landscaping area below the sign could use some improvement. From the submitted pictures, it appears that the sign is currently lit from below.

A motion was made by David Hess, seconded by Karen Guinip to approve the sign as presented, with the following conditions:

- The new sign shall be limited to only 2 lines of writing.
- The new sign area shall be limited to 20" by 96" only.
- The applicant shall spruce up the landscaping area below the sign.

**Motion Passed 7-0**

A motion was made by Allen Kovac, seconded by Karen Guinip to adjourn the meeting at 9:15 PM.

**Motion Passed 7-0**

Respectfully Submitted

Linda Simmons