

Regular Meeting
Planning Board
March 28, 2012

A P P R O V E D

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 28th of March 2012. The meeting was called to order by Chairman David Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Walter Lepkowski	Member
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Bill Perrine	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT: Kim Patterson

A motion was made by Russ Mitchell, seconded by James Palumbo to approve the minutes of the previous meeting.

Motion Passed 7-0

Public Hearings:

NONE

Old Business: Adjourned Hearings:

****2011-31 Sam's Real Estate Business Trust/Wal*Mart Real Estate Business Trust. (3) Site Plan – 3895 State Route 31- Wal*Mart SuperCenter (adjourned from 12 previous meetings)**

Chairman Hess opened the public hearing. Glenn Harvey of Bergman Associates was present to explain the proposal. They acknowledge receipt of the traffic study report by Fisher Associates. Fisher Associates report has been reviewed by the Planning Board. There will not be a drastic reduction or increase of traffic. There needs to be accommodation of the access agreement by banks through easements and restrictions.

There must be a realignment of storm water and parking requirements. They will do the best to accommodate Fisher's suggestions.

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The planning board asked about if any thought has been given to a left turning lane and how traffic is going to move.

The goal should be to put more traffic onto Dell Center Drive.

A motion was made by Allen Kovac, seconded by James Palumbo to adjourn the Public Hearing to April 11, 2012.

Motion Passed 7-0

***2011-047 *Eaglewood Associates, Inc.* (3) Zone Change Recommendation – 4834 Grange Road. (Adjourned from 1 previous meeting)**

Chairman Hess opened the public hearing. Hal Romans was present to explain the proposal. Mr. Romans explained their plans include using R-15 with clustering. Traffic study requested by State DOT with letter. New York State received letter. Sanitary Sewer or Pump Station as required will be built full size for full capacity of development. Sewage station would be going to Henry Clay sub station Newberry Woods. Record Karen Guinip looked at letter and expressed a safety concern at intersection of Grange Road and Rt. 31. Mike Bragman, developer states that the State does not have authority to make choices on County Roads. Developer to provide analysis. Maple and Grange County roads no impact, but State Route 31 will be impacted. Cannot impose conditions on developer until issue of zone changes state imposed conditions on traffic on State Route 31.

Closed Public Hearing.

A motion was made by Russ Mitchell, seconded by Hal Henty to make a recommendation to the Town Board using standard form # 50 for case #2012-047 *Eaglewood Associates, Inc.*, Zone Change from RA-100 to R-15 with clustering located at 4834 Grange Rd., to grant the Zone Change. We feel it is compatible, will have no significant impact on traffic, no environmental impact and requires no other permit-granting agency including the Federal Government.

Walt Lepkowski felt it was premature to make a recommendation as the Planning Board just received the traffic study and more information may come from the next Town Board meeting. After “**Motion Passed 6-1 Against**” it should state (Walt Lepkowski indicated he could not vote in favor of the recommendation not having the opportunity to review the traffic study and felt the County recommendations were worthy of further thought)

Motion Passed 6-0

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****2012-004 Affordable Senior Housing Subdivision, (3) Preliminary Plat – Morgan Road, south of Route 31(adjourned from 1 previous meeting)**

****2012-005 Affordable Senior Housing Subdivision, Final Plat – Morgan Road, south of Route 31(adjourned from 1 previous meeting)**

Chairman Hess opened the public hearing. Hal Romans and Chris Trevisani of Affordable Senior Housing were present to explain the proposal.

Area variances are added to lot 3. Easement for storm water and utilities are added. Access to Morgan Road is added. Changes made to map. Lot 1 will come off of new road.

Closed 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 # 2012-005 Affordable Senior Housing, Preliminary/Final Plat, located at Morgan Rd. south of NYS Route 31, be declared an unlisted action and a negative declaration as it appears to have no potential environmental impact to land, water and air, no potential impacts to noise, odor and public health which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government.

Motion Passed 7-0

A motion was made by Russ Mitchell, seconded by Karen Guinip , using form # 30/40, granting Preliminary/Final Plat Approval to Affordable Senior Housing, for property located in the R-SR zoning district, located at Morgan Rd. south of NYS 31, Case # 2012-004/005 based on a map by Ianuzzi and Romans, being file # 3441.001 dated February 2, 2011, last revised March 14, 2012. Approval is conditioned on the following: Lot #1 access to the new road. Subject to all engineering and legal requirements.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

A P P R O V E D

Horizon Signs LLC – *First Niagara Bank – 7379 Oswego Road*

Zoned RC-1, permit # 43,591

(2) Wall Signs - 2 per building allowed, 8% of wall max. Applicant is proposing two 31.4 square foot signs and 51.6 and 66 square feet are allowed; which will be internally illuminated with LED lighting. The proposed signs will meet the code.

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

Motion Passed 7-0

Horizon Signs LLC – *First Niagara Bank – 3935 Route 31*

Zoned RC-1, permit # 43,592

(2) Wall Signs - 2 per building allowed, 8% of wall max. Applicant is proposing one 23 square foot sign and one 31 square foot sign; 111.52 square feet are allowed; which will be internally illuminated with LED lighting. The proposed signs will meet the code.

Condition that street number be included on face of standing sign.

A motion was made by Allen Kovac, seconded by James Palumbo to approve the signs as presented.

Motion Passed 7-0

Horizon Signs LLC – *First Niagara Bank – 5201 Taft Road West*

Zoned NC-1, permit # 43,593

(2) Wall Signs - 2 per building allowed, 8% of wall max. Applicant is proposing two 15 square foot signs; 44 and 57 square feet are allowed; which will be internally illuminated with LED lighting. The proposed signs will meet the code.

(1) Freestanding sign 14 feet high and 16 foot square, when a 15 foot height and 24 square feet are allowed.

A motion was made by Allen Kovac, seconded by Karen Guinip to approve the signs as presented.

Motion Passed 7-0

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Kassis Superior Signs – *Buckley Road Baptist Church* – 4962 Buckley Road

Zoned RA-100, Permit #43595

- (1) Freestanding sign 31 square feet and 11 feet in height, 0 setbacks (Variances received March 12, 2012, Case #1449).

Dan Smith Pastor presented. RA -100, Permit #43595

Move sign onto asphalt in full. Move 4 foot into property line with one post in center of sign.

A motion was made by Karen Guinip, seconded by James Palumbo to approve the signs as presented.

Motion Passed 7-0

Work Session:

NONE

A motion was made by Hal Henty, seconded by Karen Guinip to adjourn the meeting at 10:05 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons