

Regular Meeting
Planning Board
March 13, 2013

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 13th of March 2013. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

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|-----------------|------------------|--|
| PRESENT: | David Hess | Chairman |
| | Karen Guinup | Deputy Chairperson |
| | Walter Lepkowski | Member |
| | Hal Henty | Member |
| | Russ Mitchell | Member |
| | James Palumbo | Member |
| | Mark Territo | Commissioner of Planning & Development |
| | Scott Chatfield | Planning Board Attorney |
| | Linda Simmons | Planning Board Secretary |

ABSENT: Allen Kovac and Kim Patterson were absent.

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

Walter Lepkowski abstained.

Motion Passed 5-0

Public Hearings:

NONE

Old Business: Adjourned Hearings:

***2012-043 – Eric Dorn (Truck Terminal) – Special Permit referral – 4582 Buckley Road (Adjourned from 2 previous meetings)**

****2012-044 – Eric Dorn (Contractor’s Service Yard) – Special Permit– 4582 Buckley Road (Adjourned from 3 previous meetings)**

Chairman Hess explained that the applicant has requested an adjournment for both cases.

Counsel will send letter requesting site plan application; if site plan is not received by Friday March 15, 2013.

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A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn both Public Hearings to April 24, 2013.

Motion Passed 6-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

COR Route 31 Company, LLC, - *COR Shopping Center* – 3815 NYS Route 31

Zoned RC-1, ZBA Case #1479

Free Standing Sign – Applicant is proposing to increase the existing 350 square foot freestanding sign to 92.5 square feet, adding 6 panels to the existing freestanding sign. The proposed sign will meet the existing code if the variances are approved by the Zoning Board of Appeals, at their meeting March 11, 2013.

Kate Johnson of COR was present on behalf of the applicant. Ms. Johnson stated that her firm is proposing to add an additional six spaces for business names to existing signs. The board is not going to recommend approval or denial of sign variances. They are willing to explore COR Center Plaza Sign options.

Poll of the Board: In the event zoning board of appeals grants the variance, the planning board recommends the following factors:

1. Ought to move in direction of COR Plaza ID
2. Monument style design
3. Not overall total square footage as to functionality
4. Not expand width of sign at all
5. Look at eastern tenants or central tenants to put on another sign off Dell Center Drive

Recommendation:

1. They are looking to add six smaller signs to be added. Keeping signs to seven not ten in total, using smaller signs inside for businesses. Weighted down.
2. If relief should be granted, there must be consideration for:
 - a. COR Center Shopping sign
 - b. Address needs to be on it
3. Current sign meets needs of the center; with additions proposed they would be added to visual clutter.
4. Zoning Board needs to grant variances for changes.
5. All planning board members are against sign as currently proposed.

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6. COR Center Shopping sign should be on sign and it does not matter what height the sign is, width is the issue.

If ZBA grants variance relief the applicant must come back to the planning board for design approval.

If relief is entitled must be sent back to planning board for design approval.

Comment to ZBA that if relief is warranted and the planning board does not care for design as presented. ZBA should consider a smaller sign on Dell Center Drive, in lieu of granting the requested variance for the Route 31 sign.

Move adoption of resolution: entitlement of relief should be presented by ZBA if relief is warranted.

1. Sign as presented is unacceptable
2. Any reconfiguration of sign should include prominent display of the name COR Shopping Center. Majority of shopping center identification signs prominently display name of center.
3. ZBA should reconsider their previous ruling of NO ADDITIONAL SIGNAGE AT THE SAM DELL ENTRANCE TO COR CENTER

Opinion of majority of board is something needs to be done. After that point parts of every opinion needs to be considered.

A motion was made by Karen Guinup, seconded by Hal Henty to send opinions and recommendations to ZBA including minority opinion.

Motion Passed 6-0

Widewaters South Bay Road Associates, LLC – Zoom Tan – 3800 Brewerton Road

Zoned RC-1, Permit #44,446

Wall Sign – Applicant is proposing a wall sign 22 ¼” by 10 feet 11 1/8”. The sign will be internally illuminated. The proposed sign will meet the building code.

Freestanding Sign – Applicant is proposing an 11.4 square foot panel on an existing free standing sign. The sign will be internally illuminated. The proposed sign will meet the existing code.

Street number will be prominently displayed vertically on pole beneath.

A motion was made by Walter Lepkowski, seconded by James Palumbo to approve the sign as presented.

Motion Passed 6-0

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COR Route 31 Company, LLC, - *Clay Center* – Famous Footwear - 3845 NYS Route 31

Zoned RC-1, Permit #44,456

Wall Sign –Based on current code, this sign will not meet code. Do not paint different color. Otherwise this would meet code. This needs to go back.

Sign needs to be smaller or variance needs to be applied for and approved. Can not be approved as presented.

Work Session:

NONE

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the meeting at 9:35 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons