

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 9th of November 2011. The meeting was called to order by Chairman Lepkowski at 7:30 PM and upon roll being called, the following were:

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

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

Motion Passed 5-0

Public Hearings:

7:30 P.M. 2011-41 7176 Buckley Road LLC, Site Plan – 7176 Buckley Road

Chairman Lepkowski opened the public hearing. Hal Romans of Ianuzi & Romans Land Surveying was present to explain the proposal.

This property is located on Dolshire and Buckley Rd., but is not part of the Red Barn property. This is a vacant site and all existing buildings have been removed. The applicant is proposing a 7,000 square foot, 1-story office building that will be residential in character.

There would be removal of 2 driveways on Buckley Road with traffic exiting onto Dolshire. Parking that is planned will meet the code. Storm water is currently being worked on by W-M Engineering, and an infiltration system is being proposed. This lot is less than 1 acre (.99 acre) but may still require the preparation of a SWPPP as will be determined by the Town Engineer. Green Infrastructure techniques will be utilized as required.

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This building is planned for medical use. 46 parking spaces are shown on the plan, and 42 spaces are required per code. A stockade fence is also shown on the plan. Trash is to be stored inside the building. The building will be owned by one doctor. There will be at least one tenant.

Landscaping and pervious pavement will be utilized in the rear of the property, and asphalt in the front. If needed, an underground infiltration system will be implemented. Kim Patterson of C & S Engineers discussed the removal of 2 driveways, which may bring the disturbed area to over 1 acre, triggering a full SWPPP.

There will be one light pole and 3 attached light fixtures to illuminate the property. Small trees will be planted along Buckley Road, and shrubs to be used along stockade fence. The fire plans need to be reviewed and possibly adjusted. The County Planning Board has requested that the Town grant an extension to the end of November before any decisions are made so that a coordinated review may take place.

David Hess stated that power will come from Buckley Rd., and not Dolshire as shown on the plan.

A motion was made by Allen Kovac, seconded by Russ Mitchell to adjourn the Public Hearing to December 14, 2011.

Motion Passed 5-0

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 6 previous meetings)

Chairman Lepkowski opened the public hearing. Glenn Harvey of Bergman Associates was present to explain the proposal along with Kelly Pronti and Gary McCamy. The Architectural design has been revised, showing that the height of the 'brand wall' has been lowered a little over 1 foot. Russ Mitchell, David Hess and the Board generally liked this design.

Glenn covered the landscaping details next, along with parking and drive aisle size. The drive aisles as presented are 21 feet. Dell Center Drive entrances should be a little larger, and especially the roadway that runs along the banks in the adjacent property where Walmart currently exists.

Gary McCamy spoke about DOT conference call. Walmart agreed that they will pay the cost of an Independent Traffic study review. The Chairman talked about the traffic study, and what would be required as part of the study, they must take into account traffic with the new residential development. Glenn asked if the Board is asking for a letter from DOT, and Kelly stated that the DOT does not have a permit to issue for this proposal, so she wants to know

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specifically what this Board wants from the DOT. Walt stated that we would want the data from the updated traffic study submitted, so that our traffic engineer can review it.

Walt summarized that the Board would like the applicant to complete the traffic study, send the data to the Commissioner as a .pdf file, and this will be distributed to the Board and sent out to an independent agency for review and the applicant will pay the costs associated with this review.

The Chairman stated that the Board will hold off on any SEQR discussions at this time.

Glenn clarified that the study shall show the intersections of Rt. 31/Dell Center Dr. and Rt. 31/Carling Rd., how far traffic will back up, and how long is the que.

The Public Hearing will be left open.

A motion was made by Russ Mitchell, seconded by David Hess to adjourn the Public Hearing to December 14, 2011.

Motion Passed 5-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Supercuts - 3800 Brewerton Rd.

Zoned RC-1, permit # 43,438

(1) Wall Sign - 2 per building allowed, 8% of wall max. Applicant is proposing one 25.8 square foot sign; a 27.5 square feet is allowed. It will be LED illuminated, red letters. The proposed sign will meet the code.

(2)Free Standing Sign (face change) – Applicant is proposing four 17.5 square foot vinyl graphic, internal florescent-illuminated panels for a face change on an existing freestanding sign. The proposed sign will meet the code.

A motion was made by Hal Henty, seconded by Russ Mitchell to approve the signs as presented, with the following condition:

There will be no super bright LED or high intensity lighting.

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Motion Passed 5-0

Bonnie Marini, "Shear Perfection" – 7452 Oswego Rd.

Zoned O-1, permit # 43,444

(1)Free Standing Sign – Applicant is proposing one 24 square foot sign, externally lit from below. The proposed sign will be 10 feet high and set back 25 feet off the property line. The proposed sign will meet the code.

A motion was made by Hal Henty, seconded by Russ Mitchell to approve the sign as presented, with the following condition:

There shall be no high intensity lighting, and the street number shall be added to be on top of sign.

Motion Passed 5-0

Work Session:

Dan Barnaba: *Wildflower Clustering Recommendation.*

Not in attendance,

A motion was made by Allen Kovac, seconded by David Hess to adjourn the meeting at 9:48 PM.

Motion Passed 5-0

Respectfully Submitted

Linda Simmons