

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 11th of July 2012. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

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

ABSENT: Walter Lepkowski

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

Motion Passed 6-0

Public Hearings:

***7:30 P.M. 2012-020 Vito Barletta – Zone Change referral – 7421 Buckley Road**

Chairman Hess opened the public hearing. Mr. Hal Romans was present to explain the proposal along with Vito Barletta. Mr. Romans began by stating that they are in front of the Town Board for a zone change from R-10 to R-SR, senior apartment complex. This is a proposed 3-story residential project and will meet the town code for required parking, however, the applicant would like the ability to keep some parking in reserve and install it only if it becomes necessary.

Mr. Romans stated that the property drains to the east, and all stormwater management will be constructed in compliance with current regulations. This is an upscale project that is geared towards active seniors. It will consist of 2 and 3 bedroom apartments, of varying sizes. All will have washer and dryer accommodations. There will be a community center in one building. Some senior services will be provided. Some commercial may be included, that will cater to seniors. This will not be an assisted living center. A traffic analysis has been completed with morning and evening peak hours showing no significant increase resulting from this project.

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Russ Mitchell and David Hess stated they feel this is a good fit. Onondaga County has reviewed this plan and stated that it will have no adverse impact.

Public Hearing is closed.

A motion was made by Russ Mitchell, seconded by Allen Kovac to make a recommendation to the Town Board using standard form # 50 for case #2012-020 *Vito Barletta*, Zone Change from R-10 to R-SR, located at 7421 Buckley Road 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.

Motion Passed 6-0

Old Business: Adjourned Hearings:

****2012-010 *Brian's Towing Auto Recovery (Brian Antonelli)* – Special Permit – 7707 Henry Clay Boulevard, (adjourned from 3 previous meetings).**

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Karen Guinup, seconded by Allen Kovac to adjourn the Public Hearing to September 12, 2012.

Motion Passed 6-0

****2012-011 *Orange Commons Subdivision* – Preliminary Plat – 4414 State Rt. 31 (adjourned from 5 previous meetings)**

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Russ Mitchell, seconded by James Palumbo to adjourn the Public Hearing to July 25, 2012.

Motion Passed 6-0

2012-015 *JoLu Development Company (Tocco Villaggio)* (3) – Site Plan- State Route 31 near the Cicero border. (Adjourned from 2 previous meetings)

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Allen Kovac, seconded by James Palumbo to adjourn the Public Hearing to September 25, 2012.

Motion Passed 6-0

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2012-019 Seymour Subdivision (3) - Preliminary Plat – 3569 Maider Rd. (Adjourned from 1 previous meeting)

Chairman Hess opened the public hearing. Ms. Christine Seymour was present to explain the proposal. Ms. Seymour began by presenting letter from Terry Morgan there were no issues with regard to visibility on the County Road. Lots 1,2,3 are zoned RA-100. Topography is shown on map. Lot 3 has no access to Maider Road, by a driveway as depicted in a note on the map. Driveway needs to be labeled.

Public Hearing is closed.

A motion was made by Karen Guinup and seconded by Hal Henty to move to Final Plat approval.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by James Palumbo to adopt a resolution using standard form # 10, SEQR determination for Case # 2012-019 *Seymour Subdivision*, Final Plat, located at 3569 Maider Rd., 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 6-0

A motion was made by Russ Mitchell seconded by Hal Henty, using form #40, granting Final Plat Approval to Christine Seymour (*Seymour Subdivision*), for property located in the RA-100 zoning district, located at 3569 Maider Rd., Case # 2012-019 based on a map by Scott Whitaker, being file #1105-58-CL dated 05-10-2011, last revised 6-25-2012. Approval is conditioned on the following: Developer complying with all the legal and engineering requirements as specified in the Town of Clay regulations.

Motion Passed 6-0

****7:30 P.M. 2012-021 Robert Aluzzo (Zoo Health Club) (3) – Amended Site Plan- 3567 State Route 31, (adjourned from 1 previous meeting).**

Chairman Hess opened the public hearing. Mr. Joe Mastriani, engineer for project, was present to explain the proposal. Mr. Mastriani began by stating the State DOT states no comments in email as they previously did not understand that this is a re-use of an existing building and not a new-build. Adjustments have been made as per engineers report. Kim Patterson stated that the recommendation letter is going out on July 12, 2012.

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Ms. Guinup asked what the hatched area adjacent to the parking is, and the applicant stated that it is an area to be used for snow storage.

Mr. Palumbo complimented the applicant on the design of this project and their willingness to utilize some of the new green infrastructure practices.

Hearing no further questions or comments the Public Hearing is closed.

A motion was made by James Palumbo, seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2012-021 *Robert Aluzzo (Zoo Health Club)*, Amended Site Plan Approval, located at 3567 State Route 31, be declared an unlisted action and 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, water or air quality.

Motion Passed 6-0

A motion was made by James Palumbo, seconded by Allen Kovac, using form # 20, granting Amended Site Plan Approval to *Robert Aluzzo (Zoo Health Club)*, on property located in the HC-1 zoning district, located at 3567 State Route 31, for Case # 2012-021, based on map made by Mastriani Engineering, file number 2012-021 P-1, dated 4-16-2012, last revised 7-2-2012. Subject to all engineering and legal requirements.

Motion Passed 6-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

WBF Properties XII, LLC – *Fuccillo Nissan* – 3983 State Route 31

Zoned RC-1 – Permit # 44010

Presented by Bob Scalione, Attorney with Melvin and Melvin.

1. Wall Signs - Allowed 8% max of wall face. Applicant is proposing four signs, when two are allowed. These signs will total 172.8 square feet, where 174.72 square feet are allowed. (The applicant appeared before the Zoning Board on July 9, 2012), the variance for the signs was granted, this will meet the code.

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2. Freestanding Sign -Applicant is requesting 30 foot high freestanding sign when a 25 foot height is allowed. This sign is proposed to be 90.8 square feet when 128 square feet is allowed. (The applicant is appearing before the Zoning Board on July 9, 2012) - should the variance for the sign be granted, this will meet the code. The top is only part to be illuminated. Free sign will have street number on it as conditional stipulation. This will be checked out with manufacturer. This can be approved administratively.

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

Motion Passed 6-0

Al Corrigan – *Corrigan’s Salon & Spa* – 4106 State Route 31, Unit 903

Zoned RC-1 – Permit #44028

1. Wall signs - Allowed 8% max of wall face. Applicant is proposing 2 wall signs, the first one will be 40.2 square feet when 49.6 square feet are allowed. The second sign will be 40.2 square feet when 138 square feet are allowed. Both of these signs will be LED internally illuminated. These signs will meet the code.

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

Motion Passed 6-0

Great Northern, SPE, LLC – *Shoe Dept.* – 4155 State Route 31

Zoned RC-1 – Permit #44030

1. Wall sign – Allowed 8% max of wall face. Applicant is proposing a 65.25 square feet wall sign, when 136 square feet are allowed. This sign will be Black Vinyl – perforated, LED, internally illuminated. This sign will meet the code.

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

Motion Passed 6-0

Work Session:

NONE

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A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn the meeting at 8:56 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons