

Regular Meeting
Planning Board
February 13, 2013

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 13th of February 2013. 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 Member

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

Motion Passed 6-0

Public Hearings:

NONE

Old Business: Adjourned Hearings:

***2012-043 – Eric Dorn (Truck Terminal) – Special Permit referral – 4582 Buckley Road (Adjourned from 1 previous meeting)**

****2012-044 – Eric Dorn (Contractor’s Service Yard) – Special Permit– 4582 Buckley Road (Adjourned from 2 previous meetings)**

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

A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn both Public Hearings to March 13, 2013.

Motion Passed 6-0

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****2012-049 - *King of Kings* – Site Plan – 8278 Oswego Road (Adjourned from 1 previous meeting)**

Chairman Hess explained that the applicant has requested an adjournment.

A motion was made by Russ Mitchell, seconded by Allen Kovac to adjourn the Public Hearing to April 24, 2013.

Motion Passed 6-0

****7:40 2012-056 – *The Farmstead* (Eaglewood Associates) – Preliminary Plat – 4834 Grange Road (Adjourned from 1 previous meeting)**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mike Bragman Jr. was also present. Mr. Romans stated all comments previously made have been addressed by the town engineer. There will be 10 sections total. The utility plan is approved. Sanitary sewer from county facility is in progress of being approved. The retention/stormwater ponds were discussed. Review of the County DOT letter was addressed. Necessary drainage easements have been added. No new comments have been received from the NYS DOT.

A discussion about the conservation easement took place, and the applicant stated that the details will be finalized during Final Plat approvals.

The Public Hearing has been closed.

A motion was made by Russ Mitchell, seconded by Hal Henty to close the public hearing.

Motion Passed 6-0

A motion was made by Russ Mitchell, seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2012-056 *The Farmstead* (Eaglewood Associates), Preliminary Plat Approval, located at 4834 Grange Rd., 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.

Motion Passed 6-0

A motion was made by Russ Mitchell, seconded by Allen Kovac granting Preliminary Plat to *The Farmstead* (Eaglewood Associates) for property located at 4834 Grange Road, case number 2012-056 based on a map by Ianuzi and Romans and dated 12-11-2012, last revised 2-12-2013 numbered 1 of 1, file # 1431.037. It is further determined that the proposed action will not have

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a significant effect on the environment and that this resolution shall not constitute a negative declaration.

Motion Passed 6-0

Old Business: Hearings Closed

****2012-057 – Anthony Falso – Site Plan – 8610 Henry Clay Blvd.**

Chairman Hess opened the public hearing. Hal Romans was present on behalf of the applicant. Mr. Romans stated that he would be using sheet 2 and 3 for his presentation. He addressed the portion of asphalt, the sign and landscaping with a plant list. He also presented a note from Group One site plan, previously approved that would appear on this Site Plan as well.

Mr. Brody Smith attorney for Mr. Falso, questioned the plan for closing off access onto Henry Clay. After his presentation, the Board clarified that they never asked the applicant to close off both driveways if the Group One project develops, but rather he must close off the northernmost driveway. If agreement can't be reached with surrounding property owners then access will remain the same as it is. After much discussion, the driveway issue was clarified and resolved.

James Palumbo stated he appreciated the landscaping as presented, but offered some suggestions to Mr. Falso.

Hearing no further questions or comments, the Chairman closed the 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 # 2012-057 *Anthony Falso*, Site Plan Approval, located at 8610 Henry Clay Blvd., 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.

Motion Passed 6-0

A motion was made by Russ Mitchell, seconded by Karen Guinup, using form # 20, granting Site Plan Approval to the *Anthony Falso* on property located in the RC-1 zoning district, located at 8610 Henry Clay Blvd., for Case # 2012-057, based on a map by Ianuzi and Romans, being file # 11889.001, dated 11-29-2012, last revised 2-13-2013 includes sheets labeled: 1 of 3, 2 of 3 and 3 of 3 subject to all engineering and legal requirements.

Motion Passed 6-0.

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New Business:

2013-03 – Southwest Buckley Properties, LLC., Buckley Woods – (5)Final Plat– 7354 +/- Buckley Road

Hal Romans was present on behalf of the applicant. Mr. Romans stated that this was previously approved 4-11-2011, and the submission and payment of Final Plat application was required.

Hearing no further questions or comments, Case #2013-03 was closed.

A motion was made by Karen Guinup seconded by Allen Kovac, using form # 40, granting Final Plat Approval to *Southwest Buckley Properties, LLC (Buckley Woods)*, for property located in the R-10 zoning district, located at 7354 +/- Buckley Rd., Case # 2013-03 based on a map by Ianuzi and Romans, being file # 3411.001 dated 01-26-2011 and revised 04-27-2011. Approval is conditioned on the following: the developer complying with all the legal and engineering requirements as specified in the Town of Clay regulations.

Motion Passed 6-0

SIGNS

Charles Signs, Inc., *Fastenal* – 7850 Goguen Drive

Zoned I-1, Permit #44,419

Free Standing Sign – Applicant is proposing one 32 square foot freestanding sign, 6 ½ feet high. The sign will not be illuminated. 32 square feet are allowed. The proposed sign will meet the code.

Wall Signs- Applicant is proposing two signs. One is 35.5 square feet when 51 square feet is allowed, and the other is 35.5 square feet when 128 square feet is allowed. The signs will not be illuminated and both of these will meet the code.

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

Motion Passed 6-0

Robert Aluzzo, *Workouts 24/7 Health Club* – 3567 State Route 31

Zoned HC-1, Permit #44,423

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Free Standing Sign – Applicant is proposing one 32 square foot freestanding sign, 13 feet high. The sign will have internal illumination. 32 square feet, and a 25 foot height are allowed. The proposed sign will meet the code. Accepted as presented without the reader board portion of the sign.

Reader Board sign is not approved, they must go to zoning board for a variance if they want this.

Wall Signs- Applicant is proposing one sign. It is 45 square feet when 77 square feet are allowed. The sign will be internally illuminated and it will meet the code.

Street number must be shown in white and must be visible.

A motion was made by Hal Henty, seconded by Allen Kovac to approve the signs as presented, without the reader board addition on the freestanding sign.

Motion Passed 6-0

Charles Signs, Inc., Allstate – 8610 Henry Clay Blvd.

Zoned RC-1, Permit #44,425

Roof Sign- Applicant is proposing one sign. One 32 square foot sign is proposed when 32 square feet are allowed. The sign will meet the code.

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

Motion Passed 6-0

Work Session:

NONE

A motion was made by Hal Henty, seconded by Allen Kovac to adjourn the meeting at 8:40 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons