

**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 11<sup>th</sup> of September 2013. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers
	Linda Simmons	Planning Board Secretary

**Public Hearings:**

**\*\*7:30 PM – Case #2013-029 - IBEW Local 43 –Training Center Expansion (3) – Site Plan, 4566/68 Waterhouse Road**

Chairman Hess opened the public hearing. Mark Weiss was present on behalf of the applicant. Mr. Weiss began by explaining the proposal. He is proposing a 6000 square foot new building for support use and this is to be built behind the existing training center. No additional parking spaces are needed. There are no wetlands to be addressed. No lighting changes. Ron Detota agrees with wetlands conclusion. Additional dumpster and enclosure will be added.

Public Hearing is Closed.

A motion was made by Russ Mitchell, seconded by James Palumbo to adopt a resolution using standard form # 10, SEQR determination for Case # 2013-029 *IBEW Local 43 –Training Center Expansion* Site Plan Approval, located at 4566/68 Waterhouse 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 as well as surrounding area. Blends with the character of the area.

**Motion Passed 7-0**

A motion was made by Russ Mitchell, seconded by Hal Henty, using form # 20, granting Site Plan Approval to the *IBEW Local 43 –Training Center Expansion*, on property located in the I-1 zoning district, located at 4566/68 Waterhouse Rd., for Case # 2013-029, based on a map by

Regular Meeting  
Planning Board  
September 11, 2013

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Parker Land Surveying PC , being file # 13-71, L0, L1, L2, L3, dated August 9, 2013 last revised September 7, 2013 subject to all engineering and legal requirements. Also file # 13-71 last revised September 11, 2013 by Brian Manthey Architect, CV, SK1, SK2, SK3.

No occupancy certificate will be issued until the Oak Orchard issues are resolved.

**Motion Passed 7-0.**

**\*\*7:35 PM – Case #2013-031 – *Richard Christiana* – (3) Site Plan (Amended) – 7924 Oswego Road**

Chairman Hess opened the public hearing. Craig Billinson, Attorney was present on behalf of the applicant. Zone change was granted previously. September 4, 2013 Sanitary Sewer Department had been called. Mr. Christiana and architect Paul Billings were also present. There is no expansion or building. No tenant would use any more water or sewer treatment. They have asked for a letter from Sanitary Sewer District stating this. If original site plan knew about this building it would not be needed. Previously used as Insurance office and real estate firm. This would be directed by the architect. Planning board can not act until we get approval. Driveway permit was provided. There is no need for a dumpster, use containers with no change. Same foot print would be used. Parking is same at 13 spaces. There is handicap accessibility.

A motion was made by Hal Henty and seconded by Allen Kovac to close the Public hearing.

**Motion Passed 7-0**

They adjourned until official letter from county is received.

A motion was made by Hal Henty and seconded by Allen Kovac to close the Public Hearing.

**Motion Passed 7-0**

**Old Business: Adjourned Hearings:**

**\*\*Case #2013-011 *Gary Greer, Lands of Francis Greer* (3)- Preliminary Plat, 4787 Grange Rd. (Adjourned from 4 previous meetings)**

A motion was made by Russ Mitchell and seconded by James Palumbo to adjourn until September 25, 2013.

**Motion Passed 7-0**

**\*Case #2013-018 – *Michael Bell* – (5)Special Permit referral, 10152 Caughdenoy Road (Adjourned from 2 previous meetings)**

**A P P R O V E D**

A petition dated September 11, 2013 was received by Chairman David Hess with 65 signatures entered into evidence.

A motion was made by Allen Kovac and seconded by James Palumbo to adjourn to September 25, 2013.

**Motion Passed 7-0**

**\*Case #2013-022 – Bergman Associates – Sunoco, Inc. (R&M) - Special Permit referral, 8450 Oswego Road (Adjourned from 1 previous meeting)**

Chairperson Hess explained that the applicant has requested an adjournment.

A motion was made by Karen Guinup seconded by Allen Kovac to adjourn Case #2013-022 to October 9, 2013.

**Motion Passed 7-0**

**\*\*Case #2013-024 – Clay Community Church – (3) Morgan Road – Site Plan (Adjourned from 2 previous meetings)**

Chairman Hess opened the public hearing. Mr. Rudy Zona was present on behalf of the applicant. Mr. Zona began by updating the Board on the proposal.

Trash enclosure is not needed. The septic system has been approved by the county.

Ron DeTota made some comments. He is comfortable with DEC. He has met with Ellen and emailed progress notes today. The septic system used will not be hooked up to public sewer system. This building to a 2 bedroom house with no more than 220 gallons per day.

Russ Mitchell wants a hard set of plans

Public Hearing is closed.

A motion was made by James Palumbo, seconded by Allen Kovac to adopt a resolution using standard form # 10, SEQR determination for Case # 2013-024 *Clay Community Church Site Plan Approval*, located on Morgan Rd., north of NY 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. Contingent on all legal and engineering issues being addressed.

**Motion Passed 5-0**

*Russ Mitchell does not approve this as he has not had a set of plans to be viewed.*

*Michelle Borton is abstaining as she was not a part of original documentation.*

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A motion was made by James Palumbo , seconded by Allen Kovac, using form # 20, granting Site Plan Approval to the *Clay Community Church*, on property located in the RA-100 zoning district, located on Morgan Rd., north of NY Route 31 for Case # 2013-024, based on a map by RZ Engineering , being file #13010, dated June 7, 2013, last revised September 11, 2013 : C1, C2, C3, C4, C5, C6, C7, C8, C9, C11 subject to all engineering and legal requirements.

**Motion Passed 5-0.**

*Michelle Borton is abstaining from vote as she was not a part of original discussion.  
Russ Mitchell will not approve until he has a hard copy of plans.*

**\*\*Case #2013-026 – Rite Aid Warehouse (Loading Docks) (3)- Site Plan, 7245 Henry Clay Blvd.**

A motion was made by Allen Kovac and seconded by James Palumbo to adjourn until September 25, 2013.

**Motion Passed 7-0**

**\*\*7:35 PM –Case #2013-027 – Carkner Development (New Building) (3)- Site Plan, 4530 Morgan Pl.**

Chairman Hess opened the public hearing. Mr. Jeff Carkner was present on behalf of the applicant. Nothing has been changed on the building. They have added a dumpster enclosure. They took out “future” building on plans. Fire Department (Moyers Corners) has accepted fire flow. This was done by presented letter from Cindy Heid to deputy chief Stephen Zeferakis. James Palumbo notes there is no seal on the plans. Railings on steps will comply with ADA recommendations. Engineering concerns have been addressed per Ron Detota.

Hearing no further comments, the hearing was closed.

A motion was made by Russ Mitchell, seconded by Jim Palumbo to adopt a resolution using standard form # 10, SEQR determination for Case # 2013-027 *Carkner Development*, Site Plan Approval, located at 4530 Morgan Pl., 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. It is compatible with other businesses in the industrial park. There are no potential environment impacts.

**Motion Passed 7-0**

A motion was made by Russ Mitchell , seconded by Allen Kovac, using form # 20, granting Site Plan Approval to *Carkner Development* on property located in the I-1 zoning district, located at 4530 Morgan Pl., for Case # 2013-027, based on a map by Zousmer, Frisch Scrutson Aggarmal

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being, dated September 10, 2013 L1, L2, L3, L4, L5 and dated July 9, 2013 and last revised September 2, 2013 by map by Phillips and Associates A101, A102, and maplast revised June 4, 2013 being survey showing boundary and topographics of the land, subject to all engineering and legal requirements.

**Motion Passed 7-0.**

**Old Business: Hearings Closed**

NONE

**New Business:**

**SIGNS**

**Allied Sign Company – *Visionworks* –3873 State Route 31**

Zoned RC-1, Permit #45,023

2 – Wall signs, a 40.35 square foot sign is proposed when a 47.04 square foot sign is allowed, and a 46.96 square foot sign is proposed when a 47.27 square foot sign would be allowed. The signs will be LED internally illuminated and will meet the code.

A motion was made by Michelle Borton and seconded by Allen Kovac to approve the signs as presented.

**Motion Passed 7-0**

**Allied Sign Company – *Visionworks* –7879 Oswego Rd.**

Zoned RC-1, Permit #45,024

2 – Wall signs, a 68.7 square foot sign is proposed when a 119 square foot sign is allowed, and a 54.25 square foot sign is proposed when a 55.63 square foot sign would be allowed. The signs will be LED internally illuminated and will meet the code.

A motion was made by Michelle Borton and seconded by Allen Kovac to approve the signs as presented.

**Motion Passed 7-0**

**Kassis Superior Signs – *Basil Leaf Ristorante* – 3920 Brewerton Rd.**

Zoned LuC-2, Permit #45,047

**A P P R O V E D**

2 – Wall signs, a 28 square foot sign is proposed when a 38.7 square foot sign is allowed, and a 60 square foot sign is proposed when a 61 square foot sign would be allowed. The signs will be LED internally illuminated and will meet the code.

A motion was made by Russ Mitchell and seconded by James Palumbo to approve the signs as presented.

**Motion Passed 7-0**

**Kassis Superior Signs – *Pawn King* – 7466 Oswego Rd.**

Zoned NC-1, Permit #45,054 Presented by Chris Fernandez.

2 – Wall signs, a 16 square foot sign is proposed when a 52.8 square foot sign is allowed, and a 14 square foot sign is proposed when a 96 square foot sign would be allowed. The signs will be LED internally illuminated and will meet the code.

Post 8 foot high. Total 15 feet high.

- 1- Freestanding sign, a 24 square foot sign is proposed, and a 24 square foot sign is allowed. The sign will be internally illuminated and will meet the code.
- 2- Revision with number on sign.
- 3- Accepted as is LED lighting.

A motion was made by Hal Henty and 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 Allen Kovac to adjourn the meeting at 9:08 PM.

**Motion Passed 6-0**

Respectfully Submitted

Linda Simmons