

Regular Meeting
Planning Board
January 28, 2015

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 28th of January 2015. 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
	Michelle Borton	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Gloria Wetmore	Planning Board Secretary
	Cindy Beckhusen	Deputy Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney

ABSENT:	Hal Henty	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C & S Engineers

A motion was made by Russ Mitchell seconded by Allen Kovac to approve the minutes of the previous meeting held on January 14 2015.

Motion Passed 6-0

Public Hearings:

None

Old Business: Adjourned Hearings:

None

Old Business: Hearings Closed

Regular Meeting
Planning Board
January 28, 2015

*Case #2014-041 – *Riverwalk Associates* (5), Zone change referral – 5112+/- Guy Young Road (Adjourned from 3 previous meetings)

Chairman Hess stated that the SEQR Status as it appears on the agenda for the Riverwalk Associates should be (3) Decision Pending and not (5) Excluded, Exempt, Type II.

Chairman Hess stated this case will be adjourned to February 11, 2015.

A motion was made by Allen Kovac seconded by Michelle Borton to adjourn the hearing to February 11, 2015.

Motion Passed 6-0

*Case #2014-056 – *COR Ver Plank* (5) – Zone change referral – Ver Plank/Dell Center (Adjourned from 1 previous meeting)

Chairman Hess stated that the SEQR Status as it appears on the agenda for the COR VerPlank should be (3) Decision Pending and not (5) Excluded, Exempt, Type II.

Kate Johnson, Hal Romans and Alex Wisniewski were present for the applicant. Hal Romans met with the fire department, they asked that the emergency exits onto Ver Plank be the same width as the roads, and asked that the roads be named.

Ms. Johnson pointed out that the County referral states that there is an agricultural district in the vicinity, however there will be no building in that area. When you visit the County GIS you can zoom in on the area.

Chairman Hess stated that he was hesitant about this project until he reviewed the traffic report. He is also disappointed with the County DOT for not allowing ingress/egress on to Ver Plank Road.

Karen Guinup questioned an area on the map for overflow parking. Kate Johnson explained there will be a one car garage, as well as room for two cars in each driveway. There will be 110 parking spaces for guests.

Russ Mitchell stated that he received a letter in his packet saying that the Planning Board is designated Lead Agency for this project. Scott Chatfield said it was a typo. The letter should have read Town Board will be Lead Agency unless that is disputed within 30 days.

Regular Meeting
Planning Board
January 28, 2015

Jim Palumbo was concerned about the project, however the traffic study eased his mind and he is now in favor of this plan.

Al Kovac is also in favor of this project.

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 # 2014-056, COR Ver Plank Road Company, LLC. To Grant the Zone Change from R-15 to R-APT, located at Dell Center Drive and VerPlank Road based on the following.

1. Although the number of units will increase from the current site plan, a new completed traffic study shows no significant adverse impacts to the existing roadway network.
2. Current wetlands will not be affected anymore from what has already been considered with the current approvals.
3. Infrastructure to handle projected sewage flow will be directed to a current 24in pipe on Rt 31, rather than what had been previously approved for the site.

Motion Passed 6-0

New Business:

Signs

DASCO Signs – *Dunkin' Donuts* – 7645 Oswego Rd.

Zoned NC-1, Permit #46,099

2 - Wall Signs – Applicant is proposing two 16 square foot wall signs, when 16 square feet is allowed. The proposed signs will meet the code. There was some discussion on the awning color; Jim Palumbo said when they originally proposed the striped awnings Some residents were skeptical, but after they were installed they were pleasing. Karen asked that they add the address number on the pole.

A motion was made by Allen Kovac seconded by Michelle Borton to approve the sign with the change of adding address number to the pole.

Motion Passed 6-0

Kassis Superior Signs – *Fuwa Asian Restaurant* – 7421 Oswego Rd.

Zoned RC-1, Permit #46,102

Regular Meeting
Planning Board
January 28, 2015

1 - Wall Sign – Applicant is proposing a 23 square foot wall sign, when 40 square feet is allowed. The proposed sign is replacing a similar sign, and will meet the code.

A motion was made by James Palumbo seconded by Karen Guinup to approve the sign as presented.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by Michelle Borton to adjourn the meeting at 7:55 PM.

Motion Passed 6-0

Respectfully Submitted

A handwritten signature in cursive script that reads "Gloria J. Wetmore". The signature is written in black ink and is positioned below the typed name.

Gloria Wetmore