

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 10 th of December 2014. The meeting was called to order by Chairman David Hess at 7:30 pm and upon roll being called, the following were:

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

A motion was made by Hal Henty seconded by Russ Mitchell to approve the Minutes of the previous meeting.

Motion Passed 5-0 1 Abstained (Chairman Hess, he was not present for the previous meeting).

Public Hearings:

None

Old Business: Adjourned Hearings:

Case #2014-044 – **Community Bank (Colonial Village) – Preliminary Plat (3) – 8196 Oswego Road (Adjourned from 3 previous meetings)

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this hearing to January 14, 2015.

Motion Passed 6-0

Old Business: Hearings Closed:

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*Case #2014-041 – *Riverwalk Association* – Zone Change Referral (5) – 5112+/- Guy Young Road (Adjourned from 2 previous meetings)

A motion was made by Russ Mitchell seconded by James Palumbo to adjourn this hearing to January 28, 2015.

Motion Passed 6-0

**Case #2014-052 – *Lands of Greer (Estate of Francis A. Greer/Gary F. Greer Executor)* – Preliminary Plat (3) – 4787 Grange Road (re-subdivision of Lot A) (Adjourned from 2 previous meetings)

A motion was made by Russ Mitchell seconded by Hal Henty to adjourn this hearing to January 14, 2015.

Motion Passed 6-0

New Business:

2014-057 – *Orange Commons, Phase I*, - south side NYS Route 31, Final Plat (5)

Hal Romans explained there are 44 lots in section 1. Will be built according to final plan. Chairman Hess asked Mr. Romans to add Route 31 State modification administrative change to the Preliminary Plat, after this section for ingress and egress and turning lane.

Ron DeTota said everything is as planned and they are just waiting for Legal to sign off. Karen Guinup asked Hal Romans if he had taken care of all the concerns from the previous Planning Board Meeting. He said he had.

A motion was made by Hal Henty seconded by Michelle Borton to close the hearing.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by James Palumbo for the adoption of a resolution using standard form #40 Final Plat approval be granted on the subdivision known as Orange Commons Phase 1. Located on the south side of State Route 31, based on a map made by Ianuzi and Romans File # 3011.001 sheet 1 & 2. Dated 11/22/2013 revised 11/24/2014.

Also part of this application:

Plumbly Engineering Plan & Profile sheets, numbered and dated as follows:

McNamara Drive RD 2 and RD 3 of 11 dated March 2005 revised 12/21/2012.
McNamara Drive RD 4 of 11 dated March 2005 revised 3/28/2014

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Pace Lane RD 5 of 11 dated March 2005 revised 12/21/2012
Duany Avenue RD 6 of 11 dated March 2005 12/21/2012

Plumbly Engineering Grading, Drainage, and Sanitary sheets numbered and dated:

CD 1 of 12 dated March 2005 revised 08/18/2014
CD 2 of 12 dated March 2005 revised 03/28/2014
CD 3 of 12 dated March 2005 revised 12/21/2012

The approval is also conditioned upon the developer complying with all the legal and engineering requirements as specified in the Town of Clay regulations.
Such approval is also conditioned upon the following:

No official signature obtained until amended Preliminary Plat is executed by the Commissioner of Planning and Development.

Motion Passed 6-0

Signs

COR Company LLC- Massage Envy Spa-3831 State Route 31.

Zoned RC-1 Permit # 46060

1- Wall sign- Applicant is proposing a 57.4 square foot wall sign, when 57.8 square foot is allowed. The proposed sign will meet the existing code.

A motion was made by Hal Henty seconded by Karen Guinup to approve this sign as presented.

Motion Passed 6-0

A motion was made by Jim Palumbo seconded by Russ Mitchell to adjourn the meeting at 7:48 pm.

Motion Passed 6-0

Respectfully Submitted

Gloria Wetmore