

Regular Meeting
Planning Board
December 9, 2015

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 9th of December 2015. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

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

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

Motion Carried 7-0

Public Hearings:

New Business:

****7:30 P.M. Case #2015-044- *Spring Storage Park, Inc.* (3) – 7707 Henry Clay Blvd. – Special Permit (Contractor’s Service Yard)**

Spring Storage Park appeared before the Planning Board for a Special Permit for a ‘*Contractor’s Service Yard*’ during the hearing it was found that the definition of ‘*Public Self-Storage Facility*’ would cover the use of the roll-off dumpsters, if the applicant were to amend their current site plan, and if the Planning Board agrees to remove the condition of ‘No Outdoor Storage Allowed’. Because of this finding, the requirement for a Special Permit from the Planning Board would not be necessary, and the application was withdrawn. The Special Permit from the Town Board for ‘*Motor Vehicle Storage*’ is still required and necessary for the applicant’s violations to be resolved.

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*7:35 P.M. Case #2015-045 – *Spring Storage Park, Inc.*(5) – Special Permit Referral (Motor Vehicle Storage) – 7707 Henry Clay Blvd.

Chair Guinup announced that this case was not referred to this Board, therefore this case will be removed from the agenda.

Old Business:

None

Closed Hearings - Board/Applicant discussions:

*Case #2014-041 – *Riverwalk Associates* (5), Zone change referral – 5112+/- Guy Young Road (Adjourned from 14 previous meetings)

Chairperson Guinup opened the hearing. Tim Coyer of Ianuzi and Romans was present on behalf of the applicant, along with Michael Bragman. Mr. Bragman explained the revised plan. He believes that the zoning category R-15 is the best use of the land for this area. The previous plan was 127 acres with 170 home sites. They next looked at the potential for clustering and found that 83 acres would yield 72 home sites; this was not feasible after installing the gas, electric and sewers. This revised plan would take out the 6 acre parcel, and 37 acre parcels to the west of the proposal. The remaining 83 acres would now contain approximately 92 homesites.

Scott Chatfield asked Mr. Bragman if he still intends to purchase the 2 parcels to the west, and he said that he does.

Chairperson Guinup stated that the Town Board has acknowledged the Northern Land Use Study. She stated that the intent of this study was to protect open space, wildlife and wetlands and this new proposal would be a compromise.

Mr. Bragman stated that the County will most likely not be granting any new sewer extensions so he does not foresee any further subdivisions in this area.

Russ Mitchell stated that he was not crazy about the original plan, but he is pleased with this revision. He also asked if there will be easy access to the trails, and Mr. Bragman stated that there will be 6-8 spaces for parking.

Al Kovac supports this new plan.

Michelle Borton is in favor of the zone change.

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Jim Palumbo agrees and stated that this has been a long process and appreciates the patience of the applicant, the residents and the Board and said that this will be a quality project.

A motion was made by Russ Mitchell, seconded by Hal Henty to make a favorable recommendation for Zone Change.

Motion Passed 7-0

New Business:

Signs

Design Shop – Olive On Brooklea, LLC – 4100-4160 State Route 31

Zoned RC-1, Permit #46,967

1 – Wall sign – 6.83 feet by 3.87 feet a total of 26.4 square feet with internal LED lighting, when 26.4 square feet is allowed. The proposed sign will meet the code.

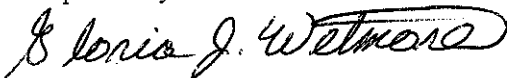
A motion was made by Hal Henty seconded by Brian Hall to approve the sign as presented.

Motion Carried 7-0

A motion was made by Russ Mitchell seconded by Hal Henty to adjourn the meeting at 9:00 P.M.

Motion Carried 7-0

Respectfully Submitted



Gloria Wetmore