

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 27th day of April 2016. The meeting was called to order by Deputy Chairman Mitchell at 7:30 PM. All present joined in the Pledge of Allegiance, upon roll being called, the following were:

PRESENT:	Russ Mitchell	Deputy Chairman
	Hal Henty	Member
	Allen Kovac	Member
	Michelle Borton	Member
	James Palumbo	Member
	Brian Hall	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

ABSENT:	Karen Guinup	Chairwoman
	Ron DeTota	C & S Engineers

A motion was made by Brian Hall seconded by Michelle Borton to approve the minutes of the previous meeting.

Motion Carried 6-0

Public Hearings:

New Business:

Case # 2016-005 – Orange Commons – Final Plat – NYS Route 31 Tax map #059-01-17.0.

Tim Coyer of Ianuzi and Romans and Michael Raymond of Prime Companies, were present. Mr. Coyer explained Phase #2. 18 lots, approximately 11 acres. Mr. Coyer said the Town Board passed a resolution on April 18, 2016 for payment of securities. Russ Mitchell said that lot 24 can have no access to McNamara Drive and lot 26 can only have access on the north part of the property until McNamara Drive is extended; however the street goes all the way to lot # 68 so those notes on the plan don't apply.

He also asked how far underground the gas line is buried. Tim Coyer said he would get back to the board with that information. Russ said that he is concerned about the gas line going through some of the lots. Hal Henty said that the gas lines have to be put on the deed. Tim Coyer said that the gas lines are on the deeds.

Mark asked Mr. Raymond if the Home Owners Association has been implemented. Mr. Raymond said yes in phase one.

Russ said that there will be a condition placed on the plat that it will not be signed until all the securities were paid to the Town. Hal Henty said that he is against approval, there are things that were supposed to be taken care of that are still aren't done.

Russ asked if there were any questions or comments, hearing none he closed the public hearing.

Michelle Borton made a motion to adopt a resolution using standard form #10, SEQR determination for Case # 2016-005 – Orange Commons Phase 2A tax map #059-01-17.0 Final Plat – NYS Route 31 is an unlisted action and does not involve any Federal Agency. It is further determined that the proposed action will not have a significant effect on the environment and that this resolution will constitute a negative declaration (for the following reasons)

- 1) Potential impacts have been considered previously.
- 2) The section is a natural extension to the character of the overall development.

Motion seconded by Brian Hall.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Al Kovac, using standard form #40 Final Plat approval for Case # 2016-005 – Orange Commons Phase 2A tax map #059-01-17.0 – Final Plat – NYS Route 31 based on a map by Ianuzi and Romans numbered 3584.001, dated 12-17-2015 number 1 of 1. Approval is conditioned upon recommendation of the Town Engineer the final plat map will not be signed and will remain in the Legal office until all monies and securities are posted to the Town. Also conditioned on all legal and engineering.

Motion Carried 5-1 Hal Henty voting no.

Old Business:

None

Signs

Bohler Engineering, Taco Bell – 8075 Oswego Road

Zoned RC-1, Permit #47,116

Wall Sign:

5 - Wall Signs when 2 are allowed, the allowable square footage of each sign will meet the code as depicted on sign information worksheet. The applicant obtained a variance from the ZBA in March to allow for the 5 signs.

A motion was made by Brian Hall seconded by Al Kovac to approve the signs as presented.

Motion Carried 6-0

Kassis Superior Signs, *Liverpool Nails and Spa* – 7421 Oswego Road

Zoned RC-1, Permit #47,180

Wall Sign:

1 - Wall Sign proposed when 2 are allowed. The applicant is proposing a 35 square foot sign when 36.5 is allowed. The sign will meet the code.

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

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Al Kovac to adjourn the meeting at 7:45 P.M.

Motion Carried 6-0

Respectfully Submitted



Gloria Wetmore