

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 11th day of October 2017. 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
	Michelle Borton	Member
	James Palumbo	Member
	Brian Hall	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

A motion was made by Brian Hall seconded by Russ Mitchell to approve the minutes of the September 13th, 2017.

Public Hearings:

New Business:

None

Old Business:

****Case #2017-026 – Cosimo Zavaglia, Store America Morgan Road (3) – Site Plan – East side Morgan Road, 900± feet south of Wetzel Road (Adjourned from 3 previous meetings).**

Karen opened the hearing, Steve Calocerinos presented the plan. The traffic study has been done. The applicant decided not to subdivide the property. The ZBA said they do not need a variance for the storm water management landscape. The fence will be Vinyl coated, and deciduous trees. There will be wall packs over the doors.

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Will meet with the Fire Department and the Water Superintendent Frank Mayzze.
SWPPP- coordinating with the County DOT for drainage and water main.

Brian Hall asked if they were planning any outdoor storage. They are not.

Jennifer Barber of 7784 Morgan Road asked about the detention pond, she asked if it would be fenced. She has young children and is concerned about them falling in. She also is concerned about Mosquitoes; Mr. Calocerinos said the DEC has guidelines on keeping the depth so bugs are not attracted to the pond.

Karen asked if there were any more comments or questions. Hearing none she asked for motion.

A Motion was made by Hal Henty seconded by Jim Palumbo to adjourn this case to the October 25, 2017 meeting.

Motion Carried 7-0

****Case #2017-029 – J. Lou Sotherden, *Side Track Enterprises* (3) – Site Plan – 4975
NYS Route 31 (Adjourned from 3 previous meetings)**

Karen opened the hearing, J. Lou Sotherden presented.

Karen Guinup said that the Board received the Fire Department letter, they requested a few changes. The gate closest to the entrance needs to be 6 feet and the gate on the gravel and pavement area has to be at least 10 feet.

Karen asked if the Liquor Authority will send someone to the site and check out the operation. J. Lou said they don't come out to the site they ask for photos.

Will you need to go to the Liquor authority if you decide to serve food. No the County Health Department would have to issue a permit, but all the food being served will be pre packaged. There will not be a permit for that.

Hal Henty said that the brewery is in Chatham New York, who owns the brewery? J.Lou said it is owned by Chatham Brewing LLC.

Scott Chatfield asked if they planned on working off the Chatham Brewery Liquor License. J. Lou said no they will apply for their own liquor license. They will lease the room and the equipment from Chatham Brewery every 2 weeks and make their own brew.

Karen asked if there were any more comments or questions, hearing none she closed the hearing.

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A motion was made by Michelle Borton seconded by Russ Mitchell Using standard form #10 SEQR for Case #2017-029 – **J. Lou Sotherden, *Side Track Enterprises* (3) – Site Plan – 4975 NYS Route 31** That the proposed is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons: the proposed action will not have a significant adverse effect on traffic and community character.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Jim Palumbo for Site Plan approval for Case #2017-029 – **J. Lou Sotherden, *Side Track Enterprises* (3) – Site Plan – 4975 NYS Route 31**. Using standard form # 20 based on a map by Ianuzzi and Romans/Landscaping Prospect numbered LD-100, L-101, L-102, L-103 and L-104 and dated 07/17/2017 Lighting Plan dated 7/12/2017 Revised #4 conditioned upon legal and engineering. Additional condition Detail of dumpster and detail of gate, brushed aluminum gates as detailed 9/27/2017.

Motion Carried 7-0

*Case #2017-036 – ***Clay Development* (5) – Zone Change referral, 3820-3848 NYS Route** (Adjourned from 1 previous meeting)

Karen opened the hearing, Lisa Wennberg of Keplinger, Freeman and Associates presented. Karen looked at the County comments. There isn't anything. There may be comments when there is a Site Plan. Karen asked if there were any comments or questions hearing none she closed the hearing.

A motion was made by Russ Mitchell seconded by Jim Palumbo to make a favorable recommendation using standard form # 50 for Case # 2017-036 – ***Clay Development* (5) – Zone Change referral, 3820-3848 NYS Route 31**. This project fits the corridor in that location.

Motion Carried 7-0

New Business:

Signs

Saxton Sign Corporation – *Sprout Therapy Group* – 8395 Oswego Road

Zoned RC-1, Permit #48,598

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1 – Wall sign – One 11.34 square foot sign is proposed, when a 13.6 square foot sign is allowed. The proposed sign will meet the code.

A motion was made by Al Kovac seconded by Jim Palumbo to approve the sign as presented.

Motion Carried 7-0

Saxton Sign Corporation – *I Love Kickboxing.com* – 8395 Oswego Road

Zoned RC-1, Permit #48,624

1 – Wall sign – One 23.75 square foot sign is proposed, when a 24.36 square foot sign 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

Charles Signs – *Essig Family, LLC. Hickory Hill Golf Course* – 3451 NYS Route 31

Zoned REC-1, Permit #48,627

1 – Freestanding sign – The applicant is proposing to rearrange the location of the LED portion of the sign with the non-LED portion of the sign within the overall freestanding sign. The previously approved square footages will not change nor will there be any new or additional signage.

A motion was made by Brian Hall seconded by Russ Mitchell to approve the sign as presented.

Motion Carried 7-0

Kassis Superior Signs– *Hunt Real Estate* – 8196 Oswego Road

Zoned O-2, Permit #48,533

1 – Freestanding sign – 32 square feet when 32 square foot sign is allowed. The proposed sign will meet the code.

Christina Caceres of Kassis Superior Signs presented the sign. The sign has been changed from a 10 foot sign on a pole to a monument sign. The columns have been removed and set the sign directly on to the base. The Base is aluminum and covered in texture paint. Jim Palumbo asked if they had gone out to the site to see what the Board was talking

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about. He also suggested they lower the sign to 9 feet, so the sign won't be blocked by the mature trees. The sign will stay the same however they will decrease the base by 1 foot. The overall sign will be 9 feet including the base.

A motion was made by Jim Palumbo seconded by Al Kovac to approve the sign as amended.

Motion Carried 7-0

A motion was made by Hal Henty seconded by Brian Hall to adjourn the meeting at 8:35 P.M.

Motion Carried 7-0

Respectfully submitted


Gloria Wetmore