

Regular Meeting  
Planning Board  
August 13 2014

**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 13th of August 2014. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Allen Kovac	Member
	Hal Henty	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	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 by James Palumbo seconded by Allen Kovac to approve the Minutes of the previous meeting.

**Motion Passed 7-0**

Public Hearings:

\*\*7:30 PM - Case #2014-035 -- *Lumber Way Site Improvements* – (3) Site Plan and Special Permit

Ms. Shannon Harty of Barton & Loguidice was present for the applicant, she explained the site is located on a dead end street at the end of Steelway Blvd. The property will be used for a maintenance company (Onsite Companies) that stores plows, for winter snow removal, as well as the storage of gravel. The applicant will construct a 4800 sq. ft storage building for snow plows and lawn mowers, as well as an 1800 sq. ft. covered salt storage unit.

David Hess asked if the site was within 500 ft. of Morgan Road, and the Commissioner stated that it is not so this did not have to be referred to the County. He also asked if the newly painted snow plow/ sign within the set backs?

Karen asked if the applicant is already using the site for truck storage, the applicant said that he was. Karen would like to see all storage areas on the plan.

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Jim asked why the catch basins were located in the center of the site, Mr. Gillespie said that was the only place they would work. Jim is concerned that salt from the storage building will seep into the water supply. Mr. Gillespie said that the building will be water tight.

Ron DeTota said that they could tie into the existing pipe. Ron said that in 1992 they did a water surface elevation to determine the 100 yr flood plain would be. In this case it is at an elevation of 422 ft. So the cold storage building will have to be raised to meet this.

Hal asked when the survey was updated, Mr. Gillespie said when he purchased the property. Mr. Henty noted that it is not a full abstract and the applicant will need to submit a new survey.

Dave Hess said they need a photometric plan, being this is a site plan. He stated that it can not be greater than 1 foot candle over the property line.

Al Kovac asked what the exterior would look like, Mr. Gillespie said the colors will match the existing building.

Chairman Hess said the applicant will need to bring an updated survey, photo metric plan, new grading plan raise the cold storage building to coincide with the flood plain, Be sure all dimensions are on the plan as well as updated drainage.

A motion was made by Al Kovac seconded by Michelle Borton to close the public hearing.

**Motion Passed 7-0**

A motion was made by Karen Guinup seconded by Jim Palumbo to adjourn the hearing to September 10, 2014.

**Motion Passed 7-0**

**Old Business: Adjourned Hearings:**

\*Case #2014-026 – *Andrew Augustinos* – (5) Zone Change referral – 4976 W. Taft Road (Adjourned from 1 previous meeting)

Chairman Hess asked Scott Chatfield if they could make a decision tonight even though no one was present for the applicant. Scott Chatfield said that the Board could as long as they had all the information needed to make a decision.

A motion was made by Karen Guinup, seconded by Hal Henty to close the public hearing.

**Motion Passed 7-0**

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Dave asked the board for a vote on whether this case should be favorably referred back to the Town Board for a Zone Change.

- James Palumbo - Yes if the parking issue is resolved.
- Michelle Borton - Yes if the parking issue is resolved.
- Allen Kovac - Yes if the parking issue is resolved.
- Russ Mitchell - No – not referring he feels it should be part of the PPD, and should not change a non-conforming to another non-conforming use.
- Hal Henty - Yes with a parking solution.
- Karen Guinup - No not comfortable with a zone change in a non conforming use.
- David Hess - No does not want a non conforming use changed to another non conforming use.

A motion was made by Jim Palumbo seconded by Michelle Borton to approve the Zone Change referral with a parking solution.

**Motion Passed 4 in favor 3 against**

**\*\*Case #2014-029 – *McDonalds Corporation* – (3) Site Plan – 3869 NYS Route 31 (Adjourned from 1 previous meeting)**

A motion was made by Allen Kovac seconded by Michelle Borton to close the public hearing due to No Representation.

**Motion Passed 7-0**

A motion was made by Russ Mitchell seconded by Hal Henty to adjourn to September 10, 2014 due to no representation.

**Motion Passed 7-0**

**Signs**

**Bohler Engineering– *McDonald's* – 3869 NY State 31**

Zoned RC-1, Permit #45,759

6 Wall Signs, to replace current signage as follows:

Sign #1 – Wall sign consisting of 33 square feet, when 62 square feet is allowed

Sign #2 – Wall Sign consisting of 14 square feet, when 62 square feet is allowed

Sign #3 – Wall Sign consisting of 33 square feet, when 131 square feet is allowed

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Sign #4 – Wall sign consisting of 14 square feet, when 131 square feet is allowed

Sign #5 – Wall sign consisting of 14 square feet, when 62 square feet is allowed

Sign #6 – Wall sign consisting of 14 square feet, when 131 square feet is allowed

Area Variance approval to increase the number of wall signs from 2 allowed to 6 (granted July 9, 2014, Case # 1530).

Associated Menu Boards- These are approved by the Planning Board as 'minor signs'; no set regulations.

The proposed signs will meet the code.

A motion was made by Hal Henty seconded by Allen Kovac to approve the signs as presented.

**Motion Passed 7-0**

***Your Name In Lights (Affordable Hearing Aid Co) – 7323 Oswego Road***

Zoned HC-1. Permit #45,786

Freestanding Sign – The applicant is proposing a face change to an existing freestanding sign, the face is 24 square feet when 32 square feet total are allowed.

There was a discussion about the rotting sign posts. The Chairman would like the applicant to be present at the next meeting to discuss the sign posts.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this sign to the September 10, 2014 meeting.

**Motion Passed 7-0**

***Sign-A-Rama – Clay Community Church – 8650 Morgan Rd.***

Zoned RA-100, Permit #45,815

1-24 sq. ft, non-illuminated Freestanding Sign proposed; 1- 24 sq. ft. sign allowed. The proposed sign will meet the code.

A motion was made by Russ Mitchell seconded by Jim Palumbo to approve the sign as presented.

**Motion Passed 7-0**

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**All Brite Signs (AT&T) – 3812 Brewerton Road**

Zoned RC-1. Permit #45,818

Wall Signs– Applicant is proposing two 35 square foot, internal illuminated wall signs, when a 96 and 51.2 square foot sign are allowed. The proposed signs will meet the existing code.

A motion was made by Russ Mitchell seconded by Jim Palumbo to approve the sign as presented.

**Motion Passed 7-0**

A motion was made by Allen Kovac seconded by Karen Guinup to adjourn the meeting at 8:30 pm.

**Motion Passed 7-0**

Respectfully Submitted



Gloria Wetmore