

A P P R O V E D

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at Town Hall located at 4401 State Route 31, Clay, New York on the 10th of October 2012. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Walter Lepkowski	Member
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Kim Patterson	C & S Engineers
	Linda Simmons	Planning Board Secretary

ABSENT:

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

Motion Passed 7-0

Public Hearings:

7:30 P.M. 2012-035 *Matthew Rahalski- Zone Change referral – 7459 Morgan Road

Chairman Hess opened the public hearing. Matthew Rahalski was present to explain the proposal. Mr. Rahalski began by stating he is asking for a zone change from LuC-1 to HC-1. He is looking for an auto body and repair facility. Wrecked cars would be placed in fenced area so as not to be seen from road. The chain link fence could be changed to stockade. They would also need a variance from the ZBA for the lot size not meeting the minimum requirement. They have no intention for gasoline service station at this location. All gas tanks have been removed. Onondaga County planning board has had no issues with this request.

Karen Guinup states this does not meet requirements as this location is about 1/3 of recommended size and questions if this would be appropriate use even with an area variance. Parking spots available would be approximately 42 without storage. They would also need town board special permit approval for motor vehicle service should this zone change be granted. They may request a site plan. The variances have been applied for, but he has not yet appeared before the ZBA.

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Walt Lepkowski asked the applicant what happens if business is so good and they need more room to store the vehicles or even more vehicles than the site can handle? The applicant stated that his tenant is not interested in taking on that many cars.

Chairman Hess expressed a concern that car sales not be allowed on this site.

At this time the Chairman closed the hearing and accepted a motion from the Board.

A motion was made by Karen Guinup, seconded by Hal Henty to make a recommendation to the Town Board using standard form # 50 for case #2012-035 *Matthew Rahalski*, Zone Change from LuC-1 to HC-1, located at 7459 Morgan Road to **deny** the Zone Change.

Motion Failed 2-5 (Guinup/Henty- In favor)
(Lepkowski/Kovac/Hess/Palumbo/Mitchell- Oppose)

The Chairman stated that he feels there is no other reasonable use for this property. Hal Henty feels that if this proposal moves forward, there should be a stockade fence installed on the property. Walt Lepkowski feels that this property is already nonconforming and the proposed use won't be any worse than a vacant property. James Palumbo also feels that there are not too many options for this property with the current zoning. The Board also feels that should this proposal move forward, the required Special Permit should be referred back to the Planning Board for comment/review.

A motion was made by Al Kovac, seconded by Russ Mitchell to make a recommendation to the Town Board using standard form # 50 for case #2012-035 *Matthew Rahalski*, Zone Change from LuC-1 to HC-1, located at 7459 Morgan Road to **approve** the Zone Change, along with comments as stated above, and the following condition: Should the Town Board approve the zone change, the applicant should be required to do a new Site Plan (wouldn't be required by the zoning code), since this site is sub-standard.

Motion Passed 6-1 (Lepkowski/Kovac/Hess/Mitchell/Palumbo/Henty - In favor)
(Guinup - Oppose)

Old Business: Adjourned Hearings:

****2012-025 North Area YMCA – Amended Site Plan – 4775 Wetzel Road(adjourned from 1 previous meeting)**

The Chairman stated that this case has been withdrawn by the applicant.

A motion was made by James Palumbo, seconded by Allen Kovac to withdraw case number 2012-025 from the agenda.

Motion Passed 7-0

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****2012-030 *Sugarwood Plaza* – Amended Site Plan – 7575 Buckley Road (adjourned from 1 previous meeting)**

The Chairman stated that the applicant has asked for an adjournment.

A motion was made by Allen Kovac, seconded by Karen Guinup to adjourn the Public Hearing to November 28, 2012.

Motion Passed 7-0

***2012-034 *Michaels Farm, LLC. Zone Change referral* – 8073/8097 Morgan Road (adjourned from 1 previous meeting)**

Chairman Hess stated that the applicant has withdrawn the proposal

A motion was made by Russ Mitchell, seconded by Allen Kovac to withdraw case number 2012-034 from the agenda.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Allied Sign Company – *Empower Federal Credit Union* – 5112 W. Taft Rd.

Permit #44,228

Zoned RC-1

1 – Canopy sign, totaling 26.5 square feet, when 25% of canopy or 35.9 square feet are allowed. The sign will be internally illuminated, LED sign. This sign, as presented, will meet the code.

Subject to verification by Planning Board Commissioner, Mark Territo.

A motion was made by James Palumbo, seconded by Hal Henty to approve the signs as presented.

Motion Passed 6-1 (Walter Lepkowski was against).

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Kumon Math Reading Success (Wegman's Plaza) – 4979 W. Taft Rd.

Permit #44,275
Zoned RC-1

- 1 Wall Sign- 2 per tenant allowed, 8% max of wall face. Applicant is proposing 1, LED, internally illuminated wall sign measuring 47.5 square feet in size, where 48 square feet is allowed. This sign will meet the code. *(Applicant received approval for a 30 square foot sign at the last meeting and decided that they would like to try for a larger sign.)*

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

Motion Passed 7-0

Voss Signs – Gold's Gym – 7455 Morgan Road

Permit # 44,193
Zoned RC-1

- 1- Freestanding Sign at 20 square feet, 7 feet in height with changeable letter track and internal florescent lighting is proposed-1 per entry at 64 square feet, 25 feet high is allowed. The proposed sign will meet the code.
- 2- Street number is to be included on sign.

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

Motion Passed 6-0-1 (Karen Guinup abstained)

Work Session:

NONE

A motion was made by Karen Guinup and seconded by Allen Kovac to adjourn the October 24, 2012 Orange Commons case #2012-011 to November 14, 2012.

Motion Passed 7-0.

A motion was made by Walter Lepkowski and seconded by James Palumbo to cancel public hearing of October 24, 2012.

Motion Passed 7-0

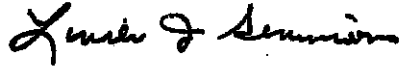
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A motion was made by Karen Guinup, seconded by Hal Henty to adjourn the meeting at 8:30PM.

Motion Passed 7-0

Respectfully Submitted

A handwritten signature in cursive script that reads "Linda J. Simmons".

Linda Simmons