

**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 22nd of June 2011. The meeting was called to order by Chairman Lepkowski at 7:30 PM and upon roll being called, the following were:

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

**ABSENT:**

A motion was made by David Hess seconded by James Sharpe to approve the minutes of the previous meeting.

**Motion Passed 6-1 abstain** (*Karen Guinip abstained as she was not present at previous meeting*)

**Public Hearings:**

**2011-20 Taft Road Development Parking Lot Expansion (North Medical) (3) Site Plan**

Chairman Lepkowski opened the public hearing. Gary Sgromo was present to explain the details of the proposal.

1. Guide rail would be made of treated timbers. 3'x10' rails; 8'x18' posts; 6 feet apart.
2. 18 inch height from curb height
3. The area of pond to be filled in is 14,000 cubic feet, which is approximately 2 %.
4. The Town must release the drainage easement in order for this work to take place.
5. Applicant stated that this needs to be resolved in a timely fashion; they would like to be adjourned to the July 13 meeting.
6. Applicant stated that they are awaiting comments from the Town Engineer. Ron DeTota stated that there are several deficiencies, and the applicant still needs to submit more information.
7. Drainage and fill as well as any other issues need to be addressed

**A P P R O V E D**

8. The applicant stated that they will give drainage calculations to Ron, who can communicate to the Town Board.
9. John Murphy stated that once Ron has these calculations, he can hopefully make a recommendation to the Town Board for the easement abandonment.
10. Public meeting to be kept open and adjourned until July 13, 2011.
11. Hal Henty stated that he felt the applicant wasted the Board's time at the last work session since they were there to find out what the Board/Engineer would need, and they didn't provide it by the meeting date.
12. Karen Guinup stated that she wants the information sent to the Engineer in a timely manner.

A motion was made by James Sharpe and seconded by Russ Mitchell to adjourn the Public Hearing to July 13, 2011 meeting.

**Motion Passed 7-0.**

**Old Business: Adjourned Hearings**

**2010-8-3 COR VerPlank Road Co., LLC (3) – Zone Change Recommendation, RA-100 & R-APT to R-15 at the westerly end of Dell Center Drive (Adjourned from 11 previous meetings)**

Chairman Lepkowski stated that the applicant has requested an adjournment.

A motion was made by Karen Guinip, seconded by Allen Kovac to adjourn the Public Hearing to July 13, 2011.

**Old Business: Hearings Closed**

NONE

**New Business:**

**SIGNS**

**Thomas Medaj- 8201 Oswego Rd., *MJ's Chill 'N Grill.***

Zoned RC-1, permit # 43,003

Wall Sign- 2 per tenant allowed, 8% of wall. Applicant is proposing two 36 sq. ft., signs. The signs will be lit from overhead light fixtures. The proposed signs will meet the code.

The applicant is proposing to put 4'x9' signs on front and side. The signs will be comprised of red plastic, with raised letters ½" thick. The signs will be lit with 100-watt max LED's.

A motion was made by Hal Henty seconded by David Hess to approve the sign as presented.

**A P P R O V E D**

**Motion Passed 7-0.**

**Work Session**

**JoLu Development Company, *Tocco Villaggio*, PDD Project Plan Discussion.**

Chairman Lepkowski opened the hearing. Amy Franco of Clough Harbor and Associates was present to update the Board on the progress of the Project Plan.

1. A complete set of plans were distributed including overview of electrical and drainage, and a drainage report completed 6-22-2011.
2. Plans to be reviewed by C&S engineers.
3. The drainage flows west to east from Clay to Cicero.
4. All of public areas are shown in plans.
5. The Town Board granted a 60-day extension to review the Project Plan.
6. The applicant now needs to generate site plans for next meeting, including landscaping, lighting, including individual and commercial.
7. Must work with engineers.

A motion was made by Russ Mitchell seconded by Hal Henty to adjourn the PDD Project Plan Discussion to July 13, 2011.

**New Project Discussion- *Wal\*Mart Supercenter***

Glenn Harvey of Bergmann and Associates was present to describe an upcoming project to the Board. The plan involves the demolition of the existing Sam's Club building, and replacing it with a Wal\*Mart Supercenter.

Glenn summarized some of the changes that will occur.

There will be a decrease in runoff, due to there being less pavement, drainage and traffic reports will be submitted with the Site Plan.

The new building will be approximately 20,000 square feet larger than the existing one.

Discussion took place about if this will be a Type I. SEQR action, and when the process will begin.

The applicant stated that the Site Plan will be submitted in the next week or less.

A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn the meeting at 9:20 PM.

**Motion Passed 7-0**

Respectfully Submitted

Linda Simmons