

Regular Meeting
Planning Board
November 14, 2012

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 14th of November 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 Allen Kovac seconded by James Palumbo to approve the minutes of the previous meeting.

Motion Passed 7-0

Public Hearings:

NONE

Old Business: Adjourned Hearings:

****2012-011 Orange Commons Subdivision – Preliminary Plat – 4414 State Rt. 31(adjoined from 8 previous meetings)**

Chairman Hess opened the public hearing. Julian Clark, of Plumley Engineering was present to explain the proposal. Mr. Clark began by reviewing what was accomplished since the last meeting. Mr. Clark stated that the State DOT approval has been received but they have not presented a letter to the Town. The proposal is for the development of 114 lots. The right in and right out only has been approved by DOT as opposed to the one-way street that was previously proposed. Roads will be built to new town standards. Left turn lane on Rt 31 must be shown on preliminary plat. Lot lines for the HOA property to be delineated. Town emergency vehicles are to be able to make turns. Signs need to be shown. Details on preliminary and final plat need to be shown.

Regular Meeting
Planning Board
November 14, 2012

A P P R O V E D

The Board stated that whatever is approved in each section, needs to be section built accordingly. The Board also would like to see a simplifying in the numbering of sections. 33 houses between sections 1 and 3 with infrastructure. Island issues need to be corrected and checked with Tom Weaver. Plantings and signage needs to be allowed for the island. Drawings need to be corrected.

The Board needs to see revised plans before approval. Contact with 911 approval.

A motion was made by Hal Henty and seconded by James Palumbo to adjourn this to November 28, 2012.

Motion passed 7-0.

2012-015 JoLu Development Company (Tocco Villaggio) (3) – Site Plan- State Route 31 near the Cicero border. (Adjourned from 6 previous meetings)

Chairman Hess opened the public hearing. Amy Franco of CHA was present to explain the proposal. Ms. Franco began by explaining nothing has changed on site plan. Town of Cicero Public hearing is scheduled for November 26, 2012. She stated that approval is needed for the apartments and community center portion of the plan.

Site Plan approval section 1.

Section 1 show lot lines on site plan details of delineation, lighting and grading.

A discussion took place on exactly what the Planning Board would be approving, and how the finished map should look and what details need to be included. Ms. Franco stated that they would revise the map and present this to the Board at the next meeting.

A motion was made by Walter Lepkowski and seconded by James Palumbo to adjourn to November 28, 2012.

Motion Passed 7-0.

Old Business: Hearings Closed

NONE

New Business:

SIGNS

Regular Meeting
Planning Board
November 14, 2012

A P P R O V E D

Allied Sign Company - *COR Development Company – Sport Clips Hair Cuts – 3873 State Route 31*

Permit #44,305
Zoned RC-1

- 1 Wall Sign, two per tenant allowed, 26.4 square feet allowed. 23.8 square feet proposed, LED internally illuminated. This sign, as presented, will meet the code. Needs street number on sign.

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

Motion Passed 7-0

Bartush Signs – *Praxair – 4560 Morgan Place*

Permit #44,328
Zoned I-1

- 1 Free standing- 32 square feet allowed, 13.5 proposed, non illuminated. This sign will meet the code.

A motion was made by Russ Mitchell, seconded by Allen Kovac to approve the signs as presented, with the condition that the address must be placed on the sign.

Motion Passed 7-0

Work Session:

NONE

A motion was made by Walter Lepkowski, seconded by James Palumbo to adjourn the meeting at 9:50 PM.

Motion Passed 7-0

Respectfully Submitted

Linda Simmons