

**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 26th of February 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
	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
<b>ABSENT</b>	Allen Kovac	Member

A motion was made by Hal Henty seconded by James Palumbo to approve the minutes of the previous meeting.

**Motion Passed 6-0**

Public Hearings:

Case #2014-02 - *Sikh Foundation* (3) - Site Plan, 4632 Wetzal Road.

Mr. Gurnek Singh was present for the applicant. Mr. Singh explained the plan. In 2004 part of their 8000 sq. foot building collapsed due to snow load. They plan on building a 60ft x 40ft addition on an existing concrete slab, 3 Variances have been approved.

Chairman Hess asked about the OC DOT letter, has a traffic study been done. Mr. Singh said that they have very little traffic during the week and maybe 60 vehicles on Sundays, and special celebrations. Mr. Hess stated that the County DOT needed to be informed of this. He also asked if Onondaga County had released condition # 2 in their letter, being ITE Trip Generation traffic figures.

He then asked if the applicant plans on switching from septic to sewers in the future.

The applicant said that sewers are not available in the area. Chairman Hess said the Board will need full size, scale drawings with all 3 variance numbers located on the plan. He then asked if the applicant had been informed as to what they needed for the sprinkler system. The applicant said that they will be asking the town to forgo this requirement; Mr. Hess explained that is out of the Towns' jurisdiction. They will have to go through the State codes commission.

James Palumbo pointed out a sort of plank footbridge, and asked if it is used. Mr. Singh stated that they very seldom use it but it connects to the adjacent property for the neighbors to use the Sikh Foundations lot for overflow parking, which they do allow.

Mr. Palumbo said there are 4 handicap parking spaces shown on the plan; he said there will have to be a van accessible space with the no parking zone added as per ADA guidelines. He also needs to make sure all the sidewalks are handicap accessible.

Mr. Palumbo said that if any permits are needed for ingress or egress, they will have to be obtained through the County because Wetzel Rd. is a County road. He added that the full size plans need to be clear and accurate; and show all utilities and septic on the plan.

David Hess asked if they will be adding any landscaping. The applicant stated that they do plant annuals every spring. The Board agreed that there should be a landscape plan in place.

Karen added that she would like to see detail on the dumpster enclosure. She also wants 7 sets of full size plans submitted for the board.

Chairman Hess asked the applicant when they would like to come back before the Planning Board, the applicant said the second meeting in May.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this public hearing to the May 28, 2014 Meeting.

**Motion Passed 6-0**

Old Business: Adjourned Hearings:

Case #2012-029 – *Wildflower/Dixon Farm* (3) – Preliminary Plat – 8946 Henry Clay Boulevard (adjourned from 12 previous meetings)

Dan Barnaba explained the plan. All the changes the Board asked for have been implemented. Lot lines were extended in the green area. Made adjustments to the road radius to be within the Town code.

Chairman Hess thanked Mr. Clark for his Email. Mr. Hess asked if the applicant could change the match lines on the plan to make it easier to read. Mr. Hess also needs the plan to indicate that the portion connecting to Ver Plank Rd. Lot # 42 is not a buildable lot; as well as being precise in labeling Lots # 1, 2, and 3 Can Not be subdivided.

Chairman Hess asked if the Board had any questions, there were none. The Chairman noted that at 8:30 pm Mark Territo Commissioner of Planning and Development joined the meeting.

A motion was made by Michelle Borton seconded by James Palumbo to close the public hearing.

**Motion Passed 6-0**

A motion was made by Russ Mitchell to move the adoption of a resolution using form # 10 SEQR determination for Case #2012-029 – *Wildflower/Dixon Farm* 8946 Henry Clay Boulevard , that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration.

1. Care is being taken to protect wetlands in the parcel.
2. Proper septic systems are being installed based on soil quality to perc.

Seconded by James Palumbo.

**Motion Passed 6-0**

A motion was made by James Palumbo to move the adoption of a resolution using standard form # 30 Preliminary Plat Approval for Case #2012-029 – *Wildflower/Dixon Farm* at 8946 Henry Clay Boulevard subdivision known as The Estates at Wildflower, approval being based on a map made by Phillips and Associates Surveyors, map # 2730.007 Dated May 11, 2012 with a final date of February 26, 2014.

The approval is conditioned upon the following:

1. Match line noted
2. Lots 1, 2, & 3 are noted to not be further subdivided in the future.
3. Forever wild area to be assigned a lot number (42) and noted forever wild.

Seconded by Russ Mitchell.

**Motion Passed 6-0**

Case #2012-049 - *King of Kings* –(3) Site Plan – 8278 Oswego Road (adjourned from 6 previous meetings)

A motion was made by Hal Henty seconded by Karen Guinup to adjourn the public hearing to March 26, 2014.

**Motion Passed 6-0**

Case #2013-032 – *Fastrac Markets* (3) – Amended Site Plan – 8467 Oswego Road (adjourned from 3 previous meetings)

Jim Emeric of GTS consulting was present for the applicant. Mr. Emeric explained that the Town Board approved the drive thru, with two lanes before the order board then narrowing down to 1 lane. This allows for 13 car stacking.

Chairman Hess asked if they would consider 2 order boards, because there may be a problem with drivers taking turns. He also pointed out that the plan shows the landscaping has been replaced with the eating area. He would like to see a landscape plan.

James Palumbo asked the applicant if he considered Q lanes with number sequencing for cars to get on line for the drive up window after ordering, in a controlled manner. it takes the guess work out of the order. The applicant said he would look into it.

The Chairman said he would like the 4 parking spaces that will be for the employees have wall signs, not pavement signs. Mr. Hess also informed the applicant he will need a variance for the 6 proposed signs, and that they would have to appear before the Zoning Board.

Karen Guinup asked to see a plan for the dumpster enclosure.

James Palumbo said he would like the handicap van accessible sign to be higher to prevent people from walking into the sign. It might be better to do wall mounted rather than free standing sign posts. The applicant agreed that the sign posts get bent and look bad after a while, so if the wall sign is possible that is the way they will go.

Michelle Borton asked about the striping on the pavement at the entrance, the applicant said the striping better defines the entrance.

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James Palumbo said the applicant needs to update the site plan and provide current survey information per the Town's site plan application checklist requirements, because

the aerial photo is not adequate, Ron De Tota agreed and said the scale is not correct on the aerial photo.

The applicant will also submit a lighting plan.

Russ Mitchell said they should eliminate C-7 and replace it with (P-1), and fix the error of AS-3-1 should read A-3-1 on the plan.

James Palumbo asked for evergreens to be planted to screen the drive thru from the fire house along with consideration for landscaping the curbed island at the front parking and near the eating area..

Mark Territo asked if the applicant will be relocating the ice machine and the red box rental. The applicant stated that they will be moved he just wasn't sure where they would go yet.

A motion was made by Hal Henty seconded by James Palumbo to close the public hearing.

**Motion Passed 6-0**

A motion was made by Karen Guinup seconded by Russ Mitchell to adjourn the public hearing to the March 12, 2014 Meeting.

**Motion Passed 6-0**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn the Meeting at 9:00 PM.

**Motion Passed 6-0**

Respectfully submitted



Gloria Wetmore