

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 August 2013. 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
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	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 July 10, 2013 meeting.

Motion Passed 6-0

A motion was made by James Palumbo, seconded by Allen Kovac to approve the minutes of the July 24, 2013 meeting.

Motion passed 6-0

Public Hearings:

****7:30 PM –Case #2013-026 – Rite Aid Warehouse (Loading Docks) (3)- Site Plan, 7245 Henry Clay Blvd.**

Chairman Hess opened the public hearing. Mr. Hal Romans, surveyor for the applicant was present on behalf of the applicant. They are looking to add four docking spots and loading docks for tractor trailers. The ground area will be paved. They will install a guide rail. Replacement of water line to be lowered. Disturbed area will be .75 acres under the 1 acre spot. Loading area will be enclosed. Verification of parking area was not paved. Work was not done on west and south that was previously proposed in 2007. They will not be doing the 2007 improvements, as cost expenditures were a factor they have scaled back plans. Necessary changes are needed in the loading area. The bulk of traffic comes from Henry Clay Crossroad. They will consult with Alex and Ron and do whatever is necessary. Plan will show truck

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tracking for maneuverability. Levelors need to be described. Are they hydrolic? Requirements for sanitary containment need to be addressed. They must be compliant. The board would like to see a picture of proposed dock.

Dave George from audience states docks as proposed are energy savors and would be beneficial. Hal Henty will address drainage issues. James Palumbo will assist.

Hearing no further comments, the hearing was closed.

A motion was made by Russ Mitchell and seconded by James Palumbo to close the public hearing.

Motion Passed 6-0

A motion was made by Russ Mitchell, seconded by James Palumbo, to adjourn to September 11, 2013.

Motion Passed 6-0.

****7:35 PM –Case #2013-027 – *Carkner Development (New Building) (3)- Site Plan, 4530 Morgan Pl.***

Chairman Hess opened the public hearing. Mr. Jeff Carkner was present on behalf of the applicant. He is proposing a new Warehouse building on Morgan Place. This will be a metal building, beige in color, 9800 square feet. They will follow industrial guidelines. As presented fire flow does not meet requirements. They will contact Cindy to find out what is needed. Disturbance will be a little over 1 acre. Run off needs to be addressed. They have received no county comments and do not need county comments. Wall pack lighting will be used. Plans should show the style of lights. Parking will be on side and road side only. Stairs should be shown on site plan. Dumpster enclosure needs to be shown. The town board asked the enclose to match the building. Mr. Carkner suggested that he would use cedar painted same color. Ron Detota will review the storm water drainage. Landscaping needs to be shown.

A motion was made by Hal Henty seconded by Karen Guinup to leave public hearing open and adjourn to September 11, 2013.

Motion Passed 6-0

Old Business: Adjourned Hearings:

****2012-049 - *King of Kings – Site Plan – 8278 Oswego Road (Adjourned from 3 previous meetings)***

Chairman Hess opened the public hearing. No one was present on behalf of the applicant. Mark Territo will send a letter to King of Kings to explain the procedure to them.

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A motion was made by Allen Kovac, seconded by James Palumbo to adjourn the Public Hearing to September 2013.

Motion Passed 6-0

***Case #2013-018 – *Michael Bell* – (5)Special Permit referral, 10152 Caughdenoy Road (Adjourned from 1 previous meeting)**

A motion was made by Hal Henty and seconded by Russ Mitchell to adjourn the Public Hearing to September 11, 2013.

Motion Passed 6-0

****Case #2013-021 – *Avicolli's Pizzeria And Restaurant Addition*- (3)Site Plan - 7839 Oswego Road (Adjourned from 1 previous meeting)**

Chairman Hess explained that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn the Public Hearing to October 9, 2013.

Motion Passed 6-0

***Case #2013-022 – *Bergman Associates – Sunoco, Inc. (R&M)* - Special Permit referral, 8450 Oswego Road (Adjourned from 1 previous meeting)**

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the Public Hearing to September 11, 2013.

Motion Passed 6-0

****Case #2013-023 - *Longhorn Steakhouse Restaurant* –(3) Site Plan, 4000 State Route 31 (Northwest corner of the existing plaza)**

Chairman Hess opened the hearing. Marshall Hardy was present on behalf of the applicant. Mr. Hardy began by explaining what is being proposed.

1. Provide pedestrian walkways and crosswalks are now shown on the plans. They removed 6 parking spaces and inserted ½ island.
2. Addition of sidewalks and curb on west side of driveway.
3. Pylon Wall 1 ½ feet high has been eliminated. Addition of new plants is now shown.
4. Revision of sidewalk in front of building.

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5. Addition of 1 parking space is added to front of building, with the moving of some landscaping.
6. Utility modification moved into cross aisle, H2O grease trap was moved into dumpster area.
7. Addition of yard drains.
8. Foundation plantings over 500 different plants are added to original 130 plantings prepared by Longhorn Steakhouse.
9. Addition of details for grease trap and additional stripping in parking area.
10. New plan for lighting distribution. No more than 1 foot candle. They have added 9 new poles and removed 2 existing poles.

Oak Orchard switch over to Wetzel Road is all set to go.

OQUA will be Ok. They will receive necessary improvement. If there is any problems they will be the problems of the builder. They have to provide adequate facility. They did get letter from DOT that traffic study is not necessary.

James Palumbo asked that cross walk details be shown on site plan. He would like handicap ramp be shown. Details can be modified. The landscaping shows great effort. He suggested that Spirea is a good choice instead of Hawthorne and Juniper. Perennials are a great idea.

Hearing no further comments, the hearing was closed.

A motion was made by Russ Mitchell, seconded by Allen Kovac to adopt a resolution using standard form # 10, SEQR determination for Case # 2013-023 *Longhorn Steakhouse Restaurant*, Site Plan Approval, located at 4000 State Route 31, Northwest corner of existing plaza, be declared an unlisted action and a negative declaration as it appears to have no environmental impact which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government. This project will contribute to growth and community character, and poses no excessive impact on traffic.

Motion Passed 6-0

A motion was made by Russ Mitchell, seconded by Allen Kovac, using form # 20, granting Site Plan Approval to *Longhorn Steakhouse Restaurant* on property located in the RC-1 zoning district, located at 4000 State Route 31, northwest corner of existing plaza for Case # 2013-023, based on a map by McFarlan and Johnson being file #2013-023, dated August 7, 2013 C1 thru C9; map by Bohler Engineering, last revised August 9, 2013 L1.1 and map by Owen Scagle dated August 5, 2013 SP2.1 and SP 2.2 subject to all engineering and legal requirements.

Revision for low ground cover, because of our weather, some of the ground cover should be replaced by those of hardier variety.

Motion Passed 6-0.

Old Business:

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2013-30 Harke Farms Final Platt

A motion was made by Karen Guinup and seconded by Hal Henty to add this to the agenda.

Motion Passed 6-0

Mr. Hal Romans from Ianuzzi and Romans, surveyor was present on behalf of the applicant. He said they are looking for approval of phase 1 the first 30 lots. Pavement is in. Walkthrough has been completed. Street dedication has been done. This is a Ryan Home development.

A motion was made by Karen Guinup and seconded by Hal Henty, using form # 40 granting Final Plat Approval to Harke Farms for property located in Case # 2013-03 based on a map by Ianuzzi and Romans, being file # 3424.001 dated December 18, 2012 with no revision date sheets 1-4. Approval is subject to all engineering and legal requirements.

Motion Passed 6-0

New Business:

SIGNS

Metropolitan Signs, Inc. – *Carnegie’s Café and Catering* – 7376 Oswego Road

Zoned LuC-2, Permit #44,908

Three signs that are considered face changes to non-conforming signs. The code allows this when there is no change in the primary use of the site.

A motion was made by Karen Guinup and seconded by Hal Henty to approve the signs as presented.

Motion Passed 6-0

Kassis Superior Signs – *Euforium Hair Salon* – 4785 Bear Road

Zoned NC-1, Permit #44,948

1 - freestanding sign, V shape format, 8 feet by 2.5 feet, a total of 20 square feet, internal illumination Led, when 24 square feet is allowed. The sign will meet the code.

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

Motion Passed 6-0

North Syracuse Baptist Church – Howard Golden Memorial Park, Home of Midstate Modelers - Black Creek Road

Zoned Rec-1, Permit #44,949

1 – freestanding sign, 6 feet by 4 feet, a total of 24 square feet, when 64 square feet is allowed. The sign will meet the code.

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

Motion Passed 6-0

Kassis Superior Signs – Fleet Feet – 4100 State Route 31

Zoned RC-1, Permit #44,985

2 - freestanding sign, panel face change, 6 feet by 2 feet, (12 square feet) and a 10 foot by 1 foot (10 square feet) panel.

1 – wall sign, a 67.5 square foot sign is proposed when a 141 square foot sign is allowed. The sign will be LED internally illuminated and will meet the code.

A motion was made by Karen Guinup and seconded by James Palumbo to approve the signs as presented.

Motion Passed 6-0

A motion was made by Hal Henty, seconded by Allen Kovac to adjourn the meeting at 9:11 PM.

Motion Passed 6-0

Respectfully Submitted

Linda Simmons