

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 23rd day of March 2016. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

PRESENT:	Karen Guinup	Chairwoman
	Russ Mitchell	Deputy Chairman
	Hal Henty	Member
	Allen Kovac	Member
	Michelle Borton	Member
	James Palumbo	Member
	Brian Hall	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary
	Ron DeTota	C & S Engineers

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

Motion Carried 6-0 *Allen Kovac abstained, he was not at the previous meeting.*

Public Hearings:

New Business:

*7:30 P.M. Case #2016-004 – North Syracuse Lodging Group, LLC. - *Hamlin Farm (5)* – Zone change referral – Pepperidge Way and NYS Route 31

Karen Guinup opened the hearing; James Trasher of Clough Harbor Associates was present for the applicant. Mr. Trasher explained they propose to build 1 hotel a restaurant and possibly town homes. Hal Henty said the home owners do not want a connecting road. Mr. Trasher said there will be a berm between the hotel and the possible town homes.

Russ said last year when the town house plan was before the Board the residents of Pine Gate were worried about drainage and a connector road. These two concerns were echoed at the previous Town Board Meeting. Mr. Mitchell drove over to the site and thinks that this is the best use for this property.

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Jim Palumbo asked about the drainage. Ron DeTota said the site was a split zoned parcel. This was the Hamlin Farm Subdivision; all the drainage issues will be addressed. Mark Territo explained that the biggest problem with this site is no sign on Route 31.

Karen asked if there were any comments or questions, hearing none she closed the public hearing none she closed the hearing.

Russ Mitchell made a motion seconded by Allen Kovac to make a favorable zone change recommendation to the Town Board; using standard form # 50 for Planning Board Case #2016-004 North Syracuse Lodging Group, LLC. - *Hamlin Farm* (5) Pepperidge Way and NYS Route 31.

Motion Carried 7-0

****7:35 P.M. Case #2016-006 - Stewart's Shop Subdivision - *Stewart's Shops* (3) – Preliminary Plat - northeast corner of Bear Road and Buckley Road**

****7:40 P.M. Case #2016-007 - *Stewart's Shops* (3) – Site Plan - northeast corner of Bear Road and Buckley Road**

Chairwoman Guniup opened both hearings at once. James Trasher was present for the applicant. Mr. Trasher began; Lot #1 in front will be the Stewarts shop and gas station. The back lot consisting of approximately 9 acres will be apartments. Chuck Marshall of Stewarts forwarded a new layout. The new layout would split the canopies; the one on Bear Road would have 3 gas pumps. The other would be on the Buckley Road side that one with 4 pumps. With this new layout there may be changes in the landscape and storm water.

Karen asked if the building materials and color scheme would be the same as the store on the corner of Buckley and Morgan Roads. Mr. Thrasher said they would. The site map states this is an archeological sensitive area; therefore the board needs a letter from the DEC. We need a letter from the County approving the curb cuts on Buckley Road. Recommend vertical landscaping berm. Karen also said the North Syracuse Volunteer Fire Department reviewed the plan in February and said the hydrants are too far apart. They want a hydrant installed to the north on Bear Road. The Fire Department would like a lock box installed with 2 master keys, in case they need to go into the building when closed.

Mr. Trasher said the applicant will not go for the lock box, he said if the store is closed and the Fire Department needs to get in they can break the windows for access. But they will add a hydrant.

Karen asked for the hours of operation, they will be opened from 5 AM to 11PM seven days a week. The right in only on Buckley can you work on making it more distinct. Karen asked for the distance from the double turn lanes on Bear Road till it merges into one Mr. Trasher said approximately 100 feet, or 5 car lengths. Karen pointed out the

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propane exchange area, check with Mark Territo for the distance away from the building; and Bollards need around the area.

Jim Palumbo said the landscape islands are lost with the new plan; he likes the vertical plantings for the berm on the property line. The couple of trees on Buckley may cause an obstruction of view for exiting vehicles.

Karen said the dumpster enclosure is shown with vinyl it should match the building, hardy board,

Allen Kovac likes the landscape plan and would like to see all the new plantings on the updated plan.

Ron DeTota is concerned with the runoff, the way it works now it flows across the property, when you put the road in that will change. Ron brought up some other issues that can be looked into as the plan goes forward.

The parking is almost in the stream on the new plan, Mr. Trasher said they could move the parking spaces to the back.

Karen is going to leave both hearings open.

A motion was made by Russ Mitchell seconded by Brian Hall to adjourn these 2 cases to the April 13, 2016 meeting.

Motion Carried 7-0

Old Business:

****Case #2016-002 – SOS Office Building (3) – Site Plan – 8324 Oswego Road (Adjourned from 2 previous meetings).**

Karen said the applicant asked for an adjournment.

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this Case to the April 13, 2016 meeting.

Motion Carried 7-0

Signs

**Davidson Management Group, Inc., Davidson Ford – 3660-3690 NYS Route 31
Zoned RC-1, Permit #47,018**

6 – Wall Signs total (3 tenants)

3 wall signs totaling 149.5 square feet when 390.66 square feet is allowed
(*"Davidson", "Ford" oval, "Ford" oval*)
(*An Area Variance for 3 wall signs was approved at the March 14, 2016 meeting of the Zoning Board of Appeals*)

1 wall sign 82.3125 square feet when 135 square feet is allowed (*"Precision Wash"*)

1 wall sign 67 square feet when 300 square feet is allowed (*"Davidson Collision Repair Center"*)

1 wall sign 67 square feet when 336.72 square feet is allowed (*"Davidson Collision Repair Center"*)

2 – Monument signs – 2 "Ford" ovals one at each driveway, 62 square feet each when a total of 128 square feet each is allowed

Russ said the sign base should be high enough so the address numbers can be easily seen.

A motion was made by Hal Henty seconded by Allen Kovac to approve the sign with comment.

Motion Carried 7-0

New Business:

Work session, Innovations Salon

Mark Weiss was present for the applicant. The applicant would like to enclose the 2 porches on the front of the building. One would be used for a refreshment area; the smaller one will be used for lockers,

Karen said the Planning Board doesn't have current Site Plan. Mr. Weiss said that the footprint will not change; they will enclose the porches with tinted glass.

Karen wants a full set of plans updated and approved for the file.

Russ agrees with Karen we need an updated plan.

Mr. Weiss said he has a new updated plan. Scott Chatfield said the Board needs an amended plan with an approved site plan. He added that this could be handled administratively or by the Planning Board. Karen suggested Innovations get on a future Planning Board agenda for an Amended Site Plan.

Hal Henty asked if the building will have to be brought up to code.

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Jim Palumbo asked if a SEQR is needed will the historical sign bring up a red flag, the applicant might want to be prepared.

Scott said he hasn't looked at the file; this may be a type II and could use a short form.

Karen asked if there were any other questions or comments. Hearing none, she asked for a motion to adjourn the meeting.

A motion was made by Russ Mitchell seconded by Brian Hall to adjourn the meeting at 9:00 P.M.

Motion Carried 7-0

Respectfully submitted

A handwritten signature in cursive script that reads "Gloria Wetmore".

Gloria Wetmore