

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 8th of July 2015. The meeting was called to order by Chairman Guinup at 7:30 PM and upon roll being called, the following were:

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

A motion was made by Russ Mitchell, seconded by James Palumbo to approve the minutes of the previous meeting held on June 10th, 2015.

Motion Passed 5-0 *Michelle Borton and Hal Henty abstained due to their absence at that meeting.*

Public Hearings:

****7:30 P.M. Case #2015-021 – COR Ver Plank Road Company, LLC(Rivers Point North Apartments) (3) – Site Plan – Ver Plank Road near Dell Center Drive.**

Kate Johnson and Alex Wisnewski were present on behalf of the applicant. Ms. Johnson began by explaining that the applicant is back before the Board for Site Plan Approval. Chairwoman Guinup explained that there is no sheet 6, the plan says 1 of 6. Ms. Johnson said that there are only 5 sheets. She continued that the following changes have been made:

- 1) Originally they proposed 296 units and they have reduced it to 285 units.
- 2) The proposed driveways are longer to accommodate additional parking and there are now 135 additional visitor parking spaces.
- 3) Emergency access from VerPlank Road will be gated.
- 4) Maintenance garage to serve the facility has been added.

The roads are private and will be maintained by the Morgan's. They will be constructed to the Town of Clay standards. There will be sidewalks and each building will contain a mix of 2 and 3 bedroom units. There will be a club house, pool and patio area. The landscape plan is designed to be compatible with the existing landscaping. The sanitary sewers are private with the

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exception of those connected to Harke Farms; lot 2 will have a private pump. They will preserve the wetlands and create a buffer. There are bio-retention areas and a utility plan. The water will be served by OCWA.

Mr. Wisnewski explained that the existing sewers will be diverted across Route 31, near Willow Stream adding that the survey should be available soon. They discussed the stormwater and the bio-retention in detail. In conclusion, the stormwater will need to meet the higher regulations than are currently the norm.

There was a more in depth discussion regarding all of the amenities for the residents as well as the facade of the structure. They are proposing a neutral color scheme that will be low maintenance. Mr. Wisnewski said that one unit in each 7 unit building will be an accessible unit and will be all on one level. They continued that there will be several “group stand alone mailbox stations” throughout.

Chairwoman Guinup asked if there will be a connection from the existing to the existing apartments and the COR parcel. Kate Johnson agreed that it made perfect sense. Chair Guinup also suggested that the Town would like to maintain and oversee the stormwater pond. Kate Johnson agreed and offered the Town an easement to access the facilities from the private drive.

Chairwoman Guinup asked about the location and facade of the dumpsters. Ms. Johnson said that there are no proposed dumpsters to her knowledge however she suggested that she would look into the possibility of a dumpster at the ‘club house’. Mr. Wisnewski said that he would find out.

Mr. Palumbo had several concerns with the landscaping and the bio-retention plan. There was also a discussion about the soil and the quality or grade. The conclusion being that some of the soils were graded a ‘c’ however most were an ‘a’ or ‘b’, being a higher grade. The mention of the proposed flora led to a lengthy discussion about the types of plants and the responsibility for maintenance of such vegetation. Mr. Wisnewski said that he was open to guidance from the board adding that he would contact Mr. Palumbo via email and would like to see if he had any ideas for creating “street scapes”.

The discussion turned to driveways and the pitch. Mr. Wisnewski said that the driveways will not have an incline greater than 5%.

Ms. Borton said that she is in favor of the sidewalks and the “walkable community” and asked about an interconnection.

Ron DeTota suggested a trunk sewer adding that it will improve flow.

The public hearing was adjourned to July 22, 2015, based upon a motion made by Allen Kovac and seconded by James Palumbo. Karen Guinup said that she does not want to piece meal this case.

Motion Passed 7-0

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****7:35 P.M. Case #2015-022 – Associated Group Services, Inc.(3) – Site Plan– 3652, 3694, 3702, 3706, 3712 & 3720 State Route 31.**

Hal Romans began by explaining that the applicant had been before the Town Board and will work with the Army Corp of Engineers to relocate some of the low quality wetlands and replace them with high quality wetlands. Mr. Romans said that there are only minor modifications. He continued that three of the buildings will be constructed immediately with the fourth being built at a later date. He said that OCWA will provide water and will connect to the south. The sanitary sewers will provide service to two parcels to the north if they desire to connect.

Mr. Romans said that he has met with the Onondaga County DOT regarding the access to the parcel. He continued that he must still meet with the DEC to finalize the plan for the stormwater to the south.

The dumpsters will match the architecture of the carwash.

The fourth building to be built will be the second car dealership (no tenant yet) and have limited space.

They have a landscaping plan and will provide mainly low, snow hardy shrubs.

There are 442 spaces required and the plan show 906.

The lighting plan provides no spill. The utilities will be brought across the Niagara Mohawk easement. Chairwoman Guinup asked if the applicant will still place the solar panels on the roof tops as proposed. Mr. Romans said that they will as it is an economical move.

There was a discussion about fire hydrants and it was noted that the applicant needs to provide fire flow data and the hydrants must be shown on the plan.

There was a lengthy discussion about the access and the County comments regarding the point of access. Mr. Romans said that they may need to perform a gap analysis. There is discussion about moving the full access because of future construction on the north side of Route 31.

Jim Palumbo commented that the site appears to be very challenging in order to achieve proper stormwater drainage and management measures, considering how flat the site is and its elevation relationship to the wetlands. Especially if the buildings have code compliant roof leaders that pipe into the pond.

Some of the residents asked if the applicant would consider planting some evergreens to buffer the commercial from the residential. Mr. Romans said that he would look into it.

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Chairwoman Guinup said that she will adjourn the meeting to July 22, 2015 but asked the applicant to contact the Commissioner of Planning and Development if they will not be ready. She added that lead agency must be established.

The public hearing was adjourned to July 22, 2015, based upon a motion made by Brian Hall and seconded by Hal Henty.

Motion Passed 7-0

****7:40 P.M. Case #2015-023– *Tops Markets, LLC* (3) – Amended Site Plan – 3803 Brewerton Road.**

Amy Franco was present; she began by explaining that the applicant wants to revise the site plan to meet customer complaints regarding the ingress/egress to the gas pumps. The customers are finding it difficult to use the gas pumps after shopping to redeem the gas credit they receive. They are proposing to widen the ingress/egress to allow two-way traffic. There was a great deal of discussion regarding the safety as well as the stacking room available for vehicles entering and exiting.

Ms. Franco said that they plan to relocate the plantings that would be affected.

Several of the Planning Board members agreed that the parking lot is dangerous as it is now. They asked about the number of parking spaces which is 406. Chairwomen Guinup said that it is 10 short of the required spaces adding that the applicant will need a variance if they are short spaces.

Casey Dugard of the North Syracuse Volunteer Fire Department asked about the turning radius with regard to emergency equipment adding that he would like to review and comment later. After a brief discussion it was agreed that the front will be left alone. Chairwoman Guinup closed the public hearing and told the applicant to check the parking spaces and look into obtaining a variance if there are not enough required spaces.

The meeting was adjourned to July 22, 2015 based upon a motion made by Michelle Borton and seconded by James Palumbo.

Motion Passed 7-0

Old Business: Adjourned Hearings:

****Case #2015-025 – *Bast Hatfield Construction (Runnings Garden Center Expansion)* (3) – Amended Site Plan – 3949 State Route 31. (Adjourned from 1 previous meeting)**

The Chairwoman asked if anyone was present on behalf of the applicant. No one responded. A motion was made by Russ Mitchell and seconded by Hal Henty to adjourn the hearing to August 12, 2015.

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Motion Passed 7-0

Old Business: Hearings Closed

****Case #2015-009 – JGB Factoring GMBH, LLC (3) – Preliminary Plat – 4855 & 4875 Executive Drive (Adjourned from 2 previous meetings)**

Lisa Winnburg of Keplinger, Freeman and Associates explained that she has addressed the conditions raised at a previous meeting, and in addressing those she explained that once the preliminary plat is approved the right of way will be conveyed to the Town of Clay. She continued that the pitch of the pavement has been altered to improve the drainage. She went on to say that she will call “Dig Safe” to see about relocating the phone box, adding that she has done due diligence to have the box removed and has exhausted all other options on who to call.

Scott Chatfield said that he will go over the agreement.

Ron Detota said that the asphalt must be changed to 7” (5” elevation) on the subdivision map.

Onondaga County Planning Board had made a recommendation to deny based upon a landlocked parcel. The driveway has been extended and the parcel is no longer landlocked.

Ms. Winnburg said that all of the conditions outlined by Buckeye have been met. She continued that there is an environmental letter on file with the County Clerk.

Ron Detota said that the map must be signed by a licensed land surveyor. He continued that the board should not act on final plat approval until construction is complete.

Hearing no further comments the Chair asked for a motion.

A motion was made by James Palumbo, seconded by Allen Kovac in the matter of Planning Board case # 2015-009 *JGB Factoring GMBH, LLC* Preliminary Plat located at 4855 & 4875 Executive Dr., to adopt a resolution using standard form #10, SEQR determination, 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 furthermore there are no potential impacts, no problem with air, traffic etc.

Motion Passed 7-0

A motion was made by Brian Hall, seconded by Michelle Borton in the matter of Planning Board case # 2015-009 for *JGB Factoring GMBH, LLC* Preliminary Plat located at 4855 & 4875 Executive Dr., to adopt a resolution using form #30, Preliminary Plat review and approval to be

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granted based on a map made by Keplinger, Freeman and Associates dated May 14, 2015, revised 7/2/2015, pages L1.0, L2.0, L2.1, L3.0 & L3.1, based upon the following conditions:

The Encroachment Agreement must be completed and attached.

The letter from Buckeye must also be included, meeting all of the requirement set forth on the letter from Buckeye dated June 4, 2015. Subject to all Legal and Engineering requirements.

Motion Passed 7-0

****Case #2015-012 – B. Scott Gillespie (ONSITE) (3) – Site Plan – 4594 Buckley Road.**

****Case #2015-016 – B. Scott Gillespie (ONSITE)(3) – Special Permit (Accessory Exterior Activity and Contractor’s Service Yard) – 4594 Buckley Road.**

Chairwoman Guinup opened both of the hearings together.

The applicant is proposing 32 spaces to store off season pay loaders rotating with salters and spreaders. The storage will rotate. The proposed contractor service area will be gravel. They will store plow blades etc. and no fuel. The existing chain link fence will remain.

Chairwoman Guinup asked if there will be any other tenants. She said that she had some concerns about the contractor service yard; Mr. Romans suggested that he just remove the delineation and forget the service yard at this time.

Mr. Romans continued that the applicant will reface the roadside of the building a gunmetal grey, replace the roof with a white exterior and generally clean the lot up. He continued that the applicant hopes to use 1/3 of the building for off season storage of equipment and may share space with a carpet retailer that will use some of the storage.

Mr. Romans stated that the applicant has already made improvements to the site including the removal of 48 dumpsters.

Hearing no further comments Chairwoman Guinup asked for a motion.

A motion was made by Brian Hall, seconded by Allen Kovac in the matter of Planning Board case # 2015-012 and 2015-016, B. Scott Gillespie (ONSITE) located at 4594 Buckley Road, to adopt a resolution using standard form #10, SEQR determination, 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 furthermore there are no potential impacts, no problem with air, plant and animal life, furthermore this action will improve the character of the neighborhood.

Motion Passed 6-0 (Michelle Borton abstained)

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A motion was made by Russ Mitchell and seconded by Hal Henty in the matter of the petition of planning Board Case Number 2015-016 for B. Scott Gillespie (Onsite) Special Permit (Accessory Exterior Activity) at 4594 Buckley Road granting approval based on a map by Ianuzi and Romans, file no. 3591.001 dated 3/8/2015, revised 7/8/2015 pages 1 of 2 and 2 of 2, subject to eliminating the request for Contractor Service Yard in the south west corner of the parcel, as delineated on the map.

Motion Passed 6-0 (Michelle Borton abstained)

A motion was made by Russ Mitchell and seconded by Hal Henty in the matter of Planning Board Case Number 2015-012 for B. Scott Gillespie (Onsite) Site Plan Approval at 4594 Buckley Road, using Standard Form 20, granting approval based on a map by Ianuzi and Romans, file no. 3591.001 dated 3/8/2015, revised 7/8/2015 pages 1 of 2 and 2 of 2; subject to the Rudd Lighting direct spec for GWCO-16 series wall packs. Subject to all Legal and Engineering requirements.

Motion Passed 6-0 (Michelle Borton abstained)

New Business:

2015-029 – *Country Meadow, Section H*, - Lands adjacent to Fuchsia Path and Justin Drive, Final Plat (5)

Hal Romans explained that there are minor changes to the stormwater and sanitary sewers.

A motion was made by Michelle Borton seconded by Allen Kovac to close the hearing.

Motion Passed 7-0

A motion was made by Michelle Borton seconded by Allen Kovac for the adoption of a resolution using standard form #40 Final Plat approval be granted on the subdivision known as *Country Meadow, Section H*. Located on lands adjacent to Fuchsia Path and Justin Drive, based on a map made by Ianuzi and Romans File # 3491.001, dated 9/24/2014 and revised 10/27/2014. The approval is also conditioned upon the developer complying with all the legal and engineering requirements as specified in the Town of Clay regulations.

Motion Passed 7-0

SIGNS

Philadelphia Signs – *Cricket (Bayberry Plaza)* – 7608 Oswego Road.

Zoned RC-1, Permit #46,522

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APPROVED

1 – Wall sign – Applicant is proposing a 27.7 square foot wall sign, when 29.4 square feet is allowed. The proposed sign will meet the code.

Mr. Henty suggested that the sign is already completed and up and added that it is exactly as proposed.

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

Motion Passed 7-0

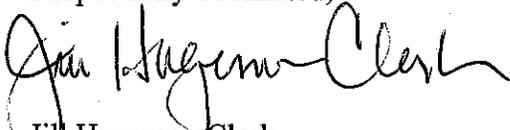
Work Session

None

A motion was made by Russ Mitchell, seconded by Hal Henty to adjourn the meeting at 11:04 PM.

Motion Passed 7-0

Respectfully Submitted,



Jill Hageman-Clark