

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 22nd of October 2014. 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
	Allen Kovac	Member
	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

A motion was made by Russ Mitchell seconded by Al Kovac to approve the Minutes of the previous meeting.

Motion Passed 7-0

Public Hearings:

7:30 PM ** Case #2014-050 – *McFarland Development (Advance Auto Parts)* – Site Plan (3) – 7386 Oswego Road

Alex Wesnewski was present for the applicant, Alex explained the plan. The variance was approved for the dumpster enclosure. The site is the old Kirby's Restaurant. Traffic signal at the drive will be utilized. Onondaga County accepted the traffic study. The existing building will be demoed because it does not meet the set backs. The proposed plan is for a 6800 sq. ft. building, there will be 41 parking, and new landscape, the green space will be increased to meet the parking space setback. A variance for a 12 ft side yard setback. Private storm sewer will be revamped, and they will be using the existing sanitary sewer lateral. The lighting will be modest. Dave Hess said the photometric looks good. The special permit and the variance need to be noted on the plan. Alex said the variance is on pg. C-1, and the special permit will be added along with the case number.

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Dave Hess inquired about the curb cut, it looks to be about a foot, and does the client object to bringing the asphalt to the edge. Alex said they could look into that. There is a large grade change to Midas and Rite Aide to the north.

Michelle asked what the reason was behind the large area of asphalt in the rear, Alex explained the delivery trucks need this to negotiate the loading dock.

Jim asked if they considered a green area in the center of the paved area, Alex said they looked at that and it wouldn't work, the trucks need a large radius to access the loading dock.

He also asked about the curb ramp, he doesn't understand the need for the tiles. Alex explained it is a 6 ft recessed walk, an Auto Zone detail.

Jim asked if they would remove the "Fine dollar amount" from the disabled parking signs. Alex said they will.

Jim asked if the Poles are consistent with the other commercial sites in the area. Alex said they are.

Dave Hess asked if the light poles could be lowered to 20ft in back along the apartments, Alex said they can, and they will have house side shields.

Karen asked if the light poles could be bronze or black, no red poles. Karen also reminded the applicant that the dumpster enclosure will match the building with sturdy gates.

Dave said before they come back they will also need to look into the sewer connection; there is a 3 ft drop to the catch basin.

A motion was made by Russ Mitchell seconded by Allen Kovac to close the public hearing.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this case to the November 12, 2014 meeting.

Motion Passed 7-0

Old Business' Adjourned Hearings:

**Case #2014-044 – *Community Bank* (Colonial Village) – Preliminary Plat (3) – 8196 Oswego Road (Adjourned from 1 previous meeting)

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A Motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this hearing to November 12, 2014

Motion Passed 7-0

**Case #2014-046 – *Morgan Meadows* – Preliminary Plat (3) – 3869 NYS Route 31(Adjourned from 1 previous meeting)

A motion was made by Al Kovac seconded by Michelle Borton to adjourn the hearing to November 12, 2014.

Motion Passed 7-0

* Case #2014-049 - *Superior Self-Storage* – Site Plan (3) – 4356 NYS Route 31(Adjourned from 1 previous meeting)

Hal Romans was present for the applicant; He said the variances were approved by the Zoning Board at the October 13, 2014 meeting and located them on the plan. They moved the utilities, and he said the gabion wall will have to be designed by a professional.

Chairman Hess said the hydrant flows were done, and a hydrant will have to be installed or the applicant will have to install sprinklers in order to get a building permit. The gabion wall and the guard rail will have to be approved through the building permit process.

Jim Palumbo said the plant sizes were nice, however the switch grass is listed as plugs, can that be increased to 2 gallon size. Hal Romans said they could.
David Hess asked for a motion to close.

A motion was made by Hal Henty seconded by Al Kovac to close the hearing.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Michelle Borton to adopt a resolution using standard form # 10 SEQR determination for planning board case # 2014-049, Superior Self Storage located at 4356 N Y State Route 31.

The proposed action is an unlisted action and does not involve any Federal agency. The proposed action will not have a significant effect on the environment and this resolution shall constitute a negative declaration.

1) Potential impacts on land and water were mitigated.

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Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 20 Site Plan Approval for planning board case # 2014-049 Superior Self Storage located at 4356 N Y State Route 31 based on a map by Ianuzi and Romans dated 1-31-2014 # 1 of 6 , Maps # 2 & # 3 of 6 revised 10-14-2014. LJR Engineering maps G.1, U.1 & D.1 dated 8-21-2014 revised 10-10-2014.

Building Code Concerns 1) need fire hydrant
2) guide rail system/ gabion wall

Motion Passed 7-0

Old Business: Hearings Closed:

*Case #2014-041 -- *Riverwalk Association* -- Zone Change Referral (5) -- 5112+/- Guy Young Road (Adjourned from 1 previous meeting)

Although this public hearing was closed at the last Planning Board meeting, The Chairman David Hess, and Mark Territo asked the applicant Michael Bragman Sr., If he would allow the board to listen to the residents speak. Mr. Bragman said that would be fine.

A motion was made by David Hess seconded by Hal Henty to allow residents to speak before the Board.

Motion passed 7-0

The residents stepped up to the podium one by one and stated their case, all of the residents that spoke gave the secretary their notes entered into the Planning Board case file. Kimberly Steele, attorney representing the residents also spoke. Ms. Steele focused on the county comments. She referred to pg 5. of Northern Land Use study, pg. 8. to allow 40,000 sq ft lot sizes; and pg 31, the use of clustering to minimize water, sewer, fire and police.

Mr. Bragman stated that he respects the resident's feelings; and told them to call him with any questions they might have.

A motion was made by Hal Henty seconded by James Palumbo to adjourn this case to the November 12, 2014 meeting.

Motion Passed 7-0

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*Case #2014-045 – **LOK Development** - Zone Change Referral (5) – 8097/8073 Morgan Road (Adjourned from 1 previous meeting)

Hal Romans was present for the applicant; Mr. Romans showed the parcel as split zone. Hal Henty said that if he changes the road configuration, the additional pavement would impact the wetlands. Mr. Romans said that the way it is shown on the plan now, would minimize the impact on the wetlands.

David Hess asked for a vote,

Russ Mitchell- thinks the whole parcel should be zoned R-10 even if they don't plan to develop the whole parcel right away.

Hal Henty- Agrees the whole parcel should be rezoned R-10.

Karen Guinup- Agrees R-10 for the whole parcel.

James Palumbo- Should all be 1 zone, R-10.

Michelle Borton- Agrees, should all be 1 zone, R-10.

Al Kovac- Agrees- this parcel should be one zone R-10.

Dave Hess- Likes the preliminary plan, but should all be 1 zone. R-10.

Scott Chattfield explained to the Board as well as the Applicant that the Town Board has the power to make the whole parcel R-10, without starting the whole process over again, but following legal notification requirements.

A motion was made by Karen Guinup seconded by Allen Kovac to Deny recommendation to the Town Board as it is currently proposed. The Board would be in favor of the entire parcel was zoned R-10.

Motion to Deny Passed 7-0

Case2014-048 – **Tiny Bubbles Laundromat – Site Plan (3) – 7544 Oswego Road (Adjourned from 1 previous meeting)

Hal Romans of Ianuzi and Romans was present for the applicant. David Hess asked if the 7 x 11 ft dumpster enclosure will be large enough for a full size dumpster, Mr. Romans said it would, and they could not go any larger without going for a variance.

Hal explained that the applicant was granted a variance for a 7ft bump out in the front. A highway set back, from 140ft to 136ft.

The snow will be plowed to the back of the property. They showed photos of the existing tree line in the back for screening. They will plant annuals around the sign and in the front of the parking lot.

Hal Henty asked who owns the fence between the property and Residential lots on Bayberry circle. Mr. Romans said he doesn't know who owns the fence but it is not on his client's property.

Jim Palumbo asked if the applicant would consider planting evergreens behind the dumpster, Hal Romans said he didn't think there would be enough room for evergreens, once the snow over lay was pushed towards the back of the site. The owner said he would look into planting some trees after one winter, to see if they would fit.

Russ Mitchell gave his copy of the photo to Joyce Ceritto, a resident of Bayberry.

A motion was made by Russ Mitchell seconded by Michelle Borton to adopt a resolution using standard form # 10 SEQR determination for planning board case # 2014-48, Tiny Bubbles Laundromat Site Plan, located at 7544 Oswego Rd. The proposed action is an unlisted action and does not involve any Federal agency. The proposed action will not have a significant effect on the environment and this resolution shall constitute a negative declaration.

- 1) Noise and odor impacts were considered.
- 2) Remodeling of a current building & use to continue a neighborhood friendly character.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 20 Site Plan Approval for planning board case # 2014-48 Tiny Bubbles Laundromat, Site Plan Approval located at 7544 Oswego Road based on a map by Ianuzi and Romans dated 3-29-2014 revised 10-17-2014, numbered 1 of 3 & 2 of 3 & 3 of 3 And front elevation rendering of 9-23-2014 by Gerald Ferro, Architect.

Motion Passed 7-0

New Business:

Signs

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Marny & Co. – 8395 Oswego Road

Zoned RC-1. Permit #45,985

Wall Sign – Applicant is proposing a 11.2 square foot wall sign, when a 14.4 square foot sign is allowed. The proposed sign will meet the existing code.

A motion was made by Hal Henty seconded by Jim Palumbo to approve the sign as presented.

Motion Passed 7-0

Davis & Linda Martin- *Martin Custom Homes* – 7527 Buckley Road

Zoned O-1. Permit #45,990

Freestanding Sign – Applicant is proposing an 8 square foot wall sign, 6 feet high, when a 24 square foot sign is allowed. The proposed sign will meet the existing code.

A motion was made by Hal Henty seconded by Russ Mitchell to approve the sign as presented.

Motion Passed 7-0

A Motion was made by Al Kovac seconded by Karen Guinup to adjourn the meeting at 9:48 pm.

Motion Passed 7-0

Respectfully submitted



Gloria Wetmore