

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 12th day of November 2014. The meeting was called to order by Deputy Chairperson Guinup at 7:30 pm and upon roll being called, the following were:

PRESENT:	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

ABSENT: David Hess Chairman

A motion was made by James Palumbo seconded by Allen Kovac to approve the Minutes of the previous meeting.

Motion Passed 6-0

Public Hearings:

**** Case #2014-052 – *Lands of Greer (Estate of Francis A. Greer/Gary F. Greer Executor* – Preliminary Plat (3) – 4787 Grange Road (re-subdivision of Lot A)**

Rick Meyers explained the plan, there is an 11 acre lot and a 3 acre lot, and there was some discussion about the confusing lot lines and the lot numbers.

The applicant must add “there shall be no access on to Route 31” to the plan. Karen also advised Mr. Meyers in the future to simplify the lot numbers, to 3A-1, 3A-2 and so on.

There will be only 1 driveway onto Grange Road.

Planning Board
Regular Meeting
November 12, 2014

Scott Chatfield stated that the last County comment, the County revised the map. Karen said they will have to update the EAF concerning endangered species and get a letter from the DEC signing off on this item.

Karen asked if there were any comments, Scott Chatfield noted any documents pertaining to any case should be submitted the Friday before the meeting. Hearing no other comments a motion was made by Hal Henty seconded by Russ Mitchell to adjourn this hearing to December 10, 2014.

Motion Passed 6-0

Old Business: Adjourned Hearings:

**Case #2014-044 – *Community Bank* (Colonial Village) – Preliminary Plat (3) – 8196 Oswego Road (Adjourned from 2 previous meetings)

Hal Romans was present for the applicant. The ZBA variances were granted and added to the plan.

Karen Guinup asked Mr. Romans if lot # 3 was approved as 10,316 sq. ft, when only 10,000 sq. ft were allowed. She also asked if the setbacks were considered the side yard or the rear yard. The perimeter landscape strips weren't figured in.

Scott Chatfield said that the Board needs to look at the approved Site Plan, make adjustments, and amend the Site Plan. There was a concern with the parking; Mr. Romans explained all the parking will connect so if some lots are short of parking spaces, the extra spaces will accommodate the overflow.

Scott asked if the owner had a perspective buyer. Hal Romans explained that the owner tried to lease the buildings, but they would rather own than lease.

Scott asked if lot # 4 needed a flag onto Provo Drive as well as the perimeter strips and setbacks..

Karen Guinup asked Mark Territo to meet with Mr. Romans to go over the original Approved Site Plan. If the existing building was not approved for 10,316 sq. ft. you will need to amend the Site Plan. Address the flag on lot #4 onto Provo Drive.

A motion was made by Allen Kovac seconded by Michelle Borton to adjourn this case to December 10, 2014.

Motion Passed 6-0

Planning Board
Regular Meeting
November 12, 2014

****Case #2014-046 – *Morgan Meadows* – Preliminary Plat (3) – Morgan Road South of Waterhouse Road (Adjourned from 2 previous meetings)**

Hal Romans was present for the applicant. Hal explained he had Plumley Engineering and C&S Engineers look at the drainage. The 20 ft drainage easement and the water is shown on the plan 592 ft +/- . Private septic and larger lots. There will be little or no impact on traffic on Morgan Road.

Septic designs will be done before Final Plat.

Jim Palumbo asked about the grading up to the rail road tracks. Hal said there may be an option to move the swale in so as not to disturb the mature trees. Al Kovac agreed that the mature trees will be a good buffer.

Deputy Chairperson Guinup closed the public hearing.

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a resolution using standard form # 10 SEQR determination for planning board case # 2014-046, Morgan Meadows Preliminary Plat located south of Waterhouse Road, 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. No potential impacts as submitted via the full EAF.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a Resolution using standard form # 30 Preliminary Plat Approval PB Case # 2014-046 Morgan Meadows located south of Waterhouse Road Based on a map by Ianuzzi and Romans; dated 08-21-2014 Revised 11-12-2014.

Motion Passed 6-0

Old Business: Hearings Closed:

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

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this case to December 10, 2014.

Motion Passed 6-0

Planning Board
Regular Meeting
November 12, 2014

**** Case #2014-050 – *McFarland Development (Advance Auto Parts)* – Site Plan (3) – 7386 Oswego Road (Adjourned from 1 previous meeting)**

Alex Wisnewski was present for the applicant. He explained they proposed the sewer connection, extended the pavement for future access. The dumpster enclosure will match the building, and they did confirm that the dumpster will accommodate the trash. They will change the handicap signs with no fine amount. The light poles will be black and that is noted on the plan as well as the date of the special permit and the date granted. It is confirmed that the asphalt is needed for ingress and egress. With the shorter pole height they had to add two additional poles to generate enough light.

Karen Guinup asked if there were any comments, Russ Mitchell made a statement. We received these plans in an untimely manner. Russ recommends that in the future if the full size plans are not delivered to the Planning Department the Friday before the next meeting there should be no vote on the case at hand.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a Resolution using standard form # 10 SEQR determination for P B Case # 2014-050 for McFarland Development (Advance Auto Parts)Site Plan located at 7386 Oswego Road. That the proposed 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 the resolution shall constitute a negative declaration. (For the following reasons)

Redevelopment of a parcel that housed a restaurant.
The proposed plan for an auto parts store will not have any other potential impacts.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 20 Site Plan Approval PB Case # 2014-050 McFarland Development (Advance Auto Parts) located at 7386 Oswego Road Based on a map made by LJR Engineering PC. Dated 9-22-2014 numbered C0, C1, C2, C3, G1&U1 revised 11-12-2014.

Elevation Renderings N-S-E-W & sheet A6 of 9-22-2014
Lighting Plan Dated 10-06-2014 revised 11-12-2014
Lithonia lighting specs for D series LED size-0 & size-1
Anchor based poles SSS.

Motion Passed 6-0

Planning Board
Regular Meeting
November 12, 2014

New Business:

2014-057 – **Orange Commons, Phase I**, - South side NYS Route 31, Final Plat (5)

Karen explained the Planning Board could not move forward on this case tonight because the control panel for the pump station has not been fully constructed.

Ron DeTota explained that the Topographic as tos are not in, they looked at the time line, the sanitary sewer and the dedication will be made. If you have all of this done by the next Town Board meeting; then you could come back to the Planning Board on 12-10-2014. Ron also said he should contact legal.

A motion was made by Michelle Borton seconded by Allen Kovac to adjourn this case to December 10, 2014.

Motion Passed 6-0

Signs

Metropolitan Signs– Joy Carpet Co. – 7421 Oswego Rd.

Zoned RC-1, Permit #46,036

1 - Wall Sign consisting of 72.9 square feet, when 88 square feet is allowed. The proposed sign will meet the code.

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

Motion Passed 6-0

A motion was made by Allen Kovac seconded by Jim Palumbo to adjourn the meeting at 9:10 pm.

Motion Passed 6-0

Respectfully Submitted



Gloria Wetmore

