

Approved

The organizational and 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 January 2015. 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
	Michelle Borton	Member
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Judy Rios	Interim (to Gloria Wetmore)
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers
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 December 10, 2014.

Motion Passed 7-0

Organizational Items for 2015

A motion was made by David Hess seconded by Hal Henty to appoint C&S Engineers as the Planning Board Engineer for the year 2015.

Motion Passed 7-0

A motion was made by David Hess seconded by Hal Henty to appoint Scott Chatfield as the Planning Board Attorney for the year 2015.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Allen Kovac to appoint Gloria Wetmore as the Planning Board Secretary for the year 2015.

Motion Passed 7-0

Approved

A motion was made by David Hess seconded by Hal Henty to approve the Planning Board Meeting Calendar for the year 2015 as follows; the second and fourth Wednesdays of the month at 7:30 PM with only 1 meeting in June, August, November and December, and moving the November meeting to November 18th.

Motion Passed 7-0

A motion was made by David Hess seconded by Allen Kovac to appoint Karen Guinup as the Deputy Chairperson to the Planning Board for the year 2015.

Motion Passed 7-0

Regular Meeting

Public Hearings:

***7:30 P.M. Case #2014-056 – COR Ver Plank Road Company, LLC (5) – Zone change referral – Ver Plank/Dell Center**

Chairman Hess opened the public hearing. Ms. Catherine Johnson of COR Development Company was in attendance to present the proposal that is currently in front of the Town Board. Ms. Johnson stated that COR Development is requesting a zone change of 58 acres from R-15 to R-APT. She explained, the original builder terminated a contract due to lack of sales and COR has modified a plan appropriate to the area. A proposal to complete a sub-division with 41 lots (varying in size) was provided. This is down from an original 107 lots. Also, discussed was the development of two (2) unit town home/apartments. Land Surveyor Mr. Hal Romans (Ianuzi & Romans Land Surveying, L.C.) spoke noting a total of 58 acres needing re-zoning to R-APT and pointed out a preliminary plan showing an already developed residential area (Harke Farms) off of Dell Center Drive. This new development would extend off of Dell Center and continue with no access to Ver Plank Road. A community garden and walking trail are included under this new development which meets current code. COR Development has reached out to the five (5) residents to ensure they were introduced to this proposal. Chairman Hess asked regarding the Home Owner's Association (HOA). Mr. Romans stated this would amend the HOA, however, the only changes to occur are a looped road rather than creation of a cul-de-sac and enlarged lot sizes. Board Member Hal Henty asked if the current residents in the River's Pointe Apartment complex would be able to use the proposed walking trail which Mr. Romans noted the HOA would have the action against such use. Ms. Johnson mentioned COR Development manages the HOA and it would eventually be up to the resident's as to how to handle this situation. Chairman Hess questioned the constructability of lots 23 and 24 and the 60' easement as shown on the preliminary plan. Mr. Romans indicated the easements would not appear under final plat, however, were left on the preliminary plan for infrastructure purposes. Mr. Romans continued and provided a sketch plan of what the developed complex would look like (pointing out the looped road in the finished area). Ms. Johnson distributed an overhead drawing to each Board Member which illustrated the overall of Route 31 and Dell Center Drive.

Approved

Also distributed were elevation drawings of the two-story town homes/apartments for overview purpose to Board Members. Ms. Johnson expressed that the parking spaces and driveways are privately owned and will be maintained by Morgan Management, L.L.C. This also includes maintenance of trash and brush by Morgan Management. Chairman Hess asked regarding sidewalks and Mr. Romans noted will interconnect within the tract. Further, Mr. Romans pointed out nothing impacts with the existing wet lands and information has been sent to the Moyer's Corners Fire Department (MCFD) for comments; no discussion has yet been held. However, the 24' required width would accommodate MCFD requirements. Chairman Hess questioned if COR Development had seen the comments provided by the Onondaga County Planning Department and they indicated they had. Onondaga County offered a few comments, however, adamant of no access-use to Ver Plank Road. One other item mentioned by the County was if this proposal is in the agricultural District #3. Ms. Johnson pointed out this question was not raised in previous notes. Chairman Hess mentioned the comment may have come up from the County's GIS site and requested the Commissioner of Planning and Development (Mark Territo) investigate this through maps in the Assessor's Office. Further, Ms. Johnson noted a traffic study was taken and submitted to the State. Board Members were previously provided a copy of this traffic study. The Traffic Engineer was on-hand and explained the details and analysis of the study. Chairman Hess asked regarding additional sanitary. Ms. Johnson explained COR Development is working closely with the Project Engineer (Alex Wisniewski) and the Town Engineer (Ron DeTota). Mr. Wisniewski circulated an aerial view which analyzed projected flows to residential capacity. Utilizing a 24" County trunk sewer (in front of Key Bank) assists substantially for diversion away from a current 8" system. Chairman Hess pointed out with proper State right-of-ways this would be a viable solution. Board Member Michelle Borton asked if the trunk sewer was on the diagram and Mr. Wisniewski indicated it is not on the aerial view but runs south under Route 31. Board Member Karen Guinup mentioned a concern with one point the County made with recommendation of an unpaved access area. The concern lies with the heavy fire equipment and weather issues experienced in upstate NY for an unpaved area. Attorney Chatfield noted the comment is a consideration and does not need a specialized ruling. Board Member James Palumbo questioned a previous wetland discussion in regards to the natural course and adjacent property. Mr. Wisniewski noted a storm water analysis completed in entirety of the wetland area and pointed out nothing drains across the street to Ver Plank Road. James noted looking at a section of the two-dimensional plan it grades steep in the lower corner. Mr. Wisniewski indicated a step foundation will be installed to accommodate this issue, however, the steepest area is a 5% grade and not excessive. Chairman Hess asked if the two-story town homes/apartments would be built on a slab which Ms. Johnson stated yes. Board Member Russ Mitchell commented the traffic study as previously provided was very clear and concise and he thanked all for a job well done.

Hearing no further comments the Chairman closed the public hearing. A motion was made by Allen Kovac seconded by James Palumbo to adjourn the public hearing to January 28, 2015. Ms. Johnson offered to provide more information, prior to the next meeting, if needed.

Approved

Motion Passed 7-0

****7:35 P.M. Case #2014-059 – Dey Road Warehouse Expansion (Rhinebeck Realty, LLC)
(3) – Site Plan – 4662 Dey Road**

Chairman Hess opened the public hearing. Mr. Rob Osterhaus of Bohler Engineering was present on behalf of the applicant to present the proposal. Mr. Osterhaus provided a site drawing of the current area explaining this proposal is to renovate and expand an existing 166,000 square foot facility to accommodate future growth. Currently Mavis Tire occupies the space and is seeking to add an additional 120,000 square feet. Plans include adding lighting to the new expansion area, striping existing parking spaces and removal of two (2) docks that are not needed. No variance is needed as all meets zoning requirements. Chairman Hess noted the Environmental Assessment Form (EAF) in the file is different pointing out page 12 and the question “*Are there Endangered Birds or Bats?*” Which reads “Yes” and other EAF paperwork reads “No.” Mr. Osterhaus apologized and stated he wasn’t sure how that happened as a Biologist was hired and provided a detailed report noting no endangered species present. Attorney Chatfield asked Mr. Osterhaus to submit the Biology Report to the Board which can be used to update the EAF on file; Mr. Osterhaus indicated he would provide the documentation. Chairman Hess asked regarding a one (1) story building that is on the Town of Clay end as it does not appear on the site plan. Mr. Osterhaus noted the structure appears to be an old water storage unit, however, would provide further research. Chairman Hess also mentioned a dilapidated fence is currently around the structure; a variance for this building could be required. A question was raised regarding fire suppression in the existing 166,000 square foot facility and Mr. Osterhaus stated it is on site and plans are to upgrade the system. He is working with the Building Inspector and the Moyer’s Corner Fire Department to coordinate requirements. Allen Kovac asked if the building is currently being used and it was noted it is still under renovation. He also asked regarding truck traffic, which it was stated no additional is planned. Chairman Hess requested, on the set of plans as provided, they be changed to read the Town of Clay (instead of Town of Colony); it was agreed this change be made. Michelle Borton asked if the current sanitary sewer and water systems had enough capacity. Ron DeTota indicated the sanitary sewer portion appears to have sufficient capacities from a daily use perspective. He also provided information to Mr. Osterhaus regarding the Town of Clay Water Department and asked him to contact Water Superintendent Greg Root for questions regarding maintenance of fire hydrants. Further, Ron noted storm water management and a drainage analysis from C&S Engineering will need to be provided. Ron plans to draft a letter and go through the formalized process. Chairman Hess questioned if a letter from Codes Enforcement Officer Cindy Beckhusen regarding fire flow had been reviewed and Mr. Osterhaus noted it had and they were on board to get this addressed. Two outstanding items remain for further consideration: Information regarding the existing outside water storage building and variance requirements.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the public hearing to February 11, 2015.

Motion Passed 7-0

Approved

Old Business: Adjourned Hearings:

****Case #2014-044 – *Community Bank (Colonial Village) – Preliminary Plat (3) – 8196 Oswego Road (Adjourned from 4 previous meetings)***

Chairman Hess explained that the applicant is in the process of obtaining variances from the Zoning Board and has requested an adjournment.

A motion was made by Allen Kovac seconded by Karen Guinup to adjourn the public hearing to February 11, 2015.

Motion Passed 7-0

Old Business: Hearings Closed

****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)***

The Chairman opened the public hearing. No one was present on behalf of the applicant. Scott Chatfield stated that the Attorney for the applicant was present earlier in the meeting and Mr. Chatfield informed him that all issues have been resolved to the Boards satisfaction and he was free to leave if he wanted.

A motion was made by Hal Henty seconded by Michelle Borton to waive the public hearing and move to Final Plat approval.

Motion Passed 7-0

In the matter of the application of planning board case No. 2013-052 for *Lands of Greer (Estate of Francis A. Greer/Gary F. Greer Executor)*, Final plat at 4787 Grange Road (re-subdivision of Lot A).

A motion was made by Russ Mitchell seconded by Karen Guinup to adopt a resolution using standard form # 10, SEQR determination for Case # 2014-052 *Lands of Greer (Estate of Francis A. Greer/Gary F. Greer Executor)* Preliminary Plat Approval, located at 4787 Grange Rd., 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 poses no excessive impact on traffic, environment or neighborhood (for the following reasons):

- 1.) An endangered species impact has been considered and NYS DEC does not require a permit to the implementing regulations, letter dated December 10, 2014.
- 2.) There are no other potential impacts.

Approved

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Hal Henty, using form #40, granting Final Plat Approval to *Lands of Greer (Estate of Francis A. Greer/Gary F. Greer Executor)*, for property located in the RA-100 zoning district, located at 4787 Grange Rd. Case # 2014-052 based on a map by Myers and Associates, P.C., being file #13-36 dated March 19, 2013, last revised December 2, 2014. Approval is subject to all engineering and legal requirements.

Motion Passed 7-0

New Business:

NONE

Signs:

Sign and Lighting Services – *Advance Auto Parts* – 7386 Oswego Rd.

Zoned LuC-2, Permit #46,075

1 - Wall Sign – Applicant is proposing a 6 foot 8 inch by 39 foot 6 inch wall sign, (263.33 square feet) when 263.3 square feet is allowed per Area Variance approved on November 10, 2014.

1 – Freestanding sign - Applicant is proposing one free standing sign 15 feet by 5 feet (75 square feet) by 20' in height. (Area Variances for 75 square feet and 20 feet in height for a freestanding sign was approved on November 10, 2014)

Discussion surrounded an address number be placed on the pole for identification purposes and as required.

A motion was made by Karen Guinup seconded by Allen Kovac to approve the signs contingent upon placement of the street number identification on the pole as noted.

Motion Passed 6-0 1 Abstained

Charles Signs - *BASCOL* – 4610 Wetzel Road

Zoned RC-1. Permit #46,062 Applicant is proposing a freestanding sign, 26.6 square feet when 32 square feet is allowed. Additionally, the applicant is proposing a directional sign for administrative offices, approvable by Planning Board. The proposed signage will meet the existing code.

A motion was made by Allen Kovac seconded by Michelle Borton to approve the sign as presented.

Organizational and Regular Meeting
Planning Board
January 14, 2015

Approved

Motion Passed 7-0

The Wheel of East Syracuse – *Tiny Bubbles Laundromat* –7544 Oswego Rd.

Zoned NC-1, Permit #46,091

1 - Wall Sign – Applicant is proposing a 31.04 square foot wall sign, when 16 square feet is allowed. An Area variance was approved on November 10, 2014.

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 Michelle Borton to adjourn the meeting at 9:30 PM.

Motion Passed 7-0

Respectfully Submitted,


Judy Rios

On behalf of Gloria Wetmore, Planning Board Secretary