

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 9th of July 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
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers
ABSENT:	Karen Guinup	Deputy Chairperson
	Gloria Wetmore	Planning Board Secretary

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

Motion Passed 5-0-1 abstain (*Hal Henty abstained because he was not at the previous meeting*)

Public Hearings:

***7:30 PM – Case #2014-027 – McDonald’s Corporation (5) - Special Permit referral, 3869 State Route 31.**

Chairman Hess opened the hearing. Rob Osterhoudt of Bohler Engineering was present on behalf of the applicant. Mr. Osterhoudt explained that this application is presently before the Town Board for approval of a Special Permit and he is seeking a recommendation from this Board. Mr. Osterhoudt explained that this is a remodel of the existing McDonalds at 3869 State Route 31. Presently there is one entrance to the site with a single drive-thru lane. They would like to take a modern approach and incorporate a side-by-side drive-thru, with 2 ordering stations. The traffic would be divided to order and then merge back together. This is now a common approach to the increased demand that McDonalds has for drive-thru traffic. They also plan to take the parking that is located on the west portion of the property and relocate it next to the building, this will help prevent people from having to cross the traffic lane as they are entering the building. There are no additions being proposed and the parking count won’t change.

Chairman Hess agrees that moving the drive lane makes sense. As a concern for safety, Mr. Hess feels that the left turn movements coming out of the site are dangerous. He also stated that

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COR Companies owns both this parcel, and the neighboring parcel to the west, and he would like the applicant to look at the possibility of a shared driveway. This would get the left turn movements further away from the entrance leading into the plaza and would alleviate some of the stacking issues that currently exist. The applicant stated that they will investigate this. Mr. Hess also stated that this type of drive-thru presently exists at Route 11 and Route 57, and it seems to work well at both locations.

James Palumbo mentioned signage and the fact that isn't really part of this application, signs are handled through a separate process.

Al Kovac feels that this will work well.

Hearing no further comments the Chairman closed the hearing.

A motion was made by Russ Mitchell, seconded by Al Kovac to make a favorable recommendation to the Town Board using standard form # 60 for case #2014-027 *McDonald's Corporation*, Special Permit referral for a drive-thru, located at 3869 State Route 31 to grant the Special Permit. We feel it is compatible, will have no significant impact on traffic, no environmental impact and requires no other permit-granting agency including the Federal Government; additionally it will help to alleviate a stacking problem.

Motion Passed 6-0

****7:35 PM – Case #2014-030 – B&B Taft Rd., LLC (Simon Agency) (3) - Site Plan, 4938 W. Taft Rd.**

Chairman Hess opened the public hearing. Hal Romans presented the site plan proposal. Mr. Romans stated that this is the first commercial entity going into the Inverness PDD and it should be a good fit. Mr. Romans stated that this is a 1 acre parcel with frontage on Wintersweet Dr. The intended user is *Simon Agency*, a collection agency currently operating on Route 11. There is sanitary and storm sewer availability to the property. The driveway location on Taft Rd. was approved during the PDD approval process, when other uses come in, an internal 'ring-road' will be built that will allow the businesses to access Taft Road. This will be a 4,980 square foot building and will meet the PDD criteria. It will have a shingle pitched roof, residential look, earth tone in color, no outside dumpster as they have their documents shredded and removed. The 'front' of the building will face east.

Chairman Hess asked how high the building is before the roof line. Hal stated that it is 10 feet below roof line, with a total at the peak of up to 30 feet. Also the Chairman asked about the 22 foot high light poles. He thinks they look too high for a residential area, they should have a more residential feel to them, in the range of 16-22 feet and possibly putting them on a timer.

James Palumbo stated that he feels even 20 foot high lights are too tall for this area. The applicant needs to be sensitive to the neighbors. There may be alternatives to the placement of

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lights throughout the parking lot that they can look into. Hal Romans stated that the lights are downward facing and shielded. That's why they are taller than street lights. Ron DeTota mentioned that at the eastern portion of the property the readings are above 1 footcandle at the property line so they should look at this.

Scott Chatfield discussed the road and what the intent of this is for the future parcels. Currently this parcel appears that it will have a 'Wintersweet' address, but if this private road is named, it may be easier for emergency services to locate these businesses. Mr. Bragman stated that he isn't sure yet on how this road will lay out, but he feels that County Addressing will have the final say on this matter. Hal Romans agrees, stating that he will contact William Kehoe at the County to discuss how the addresses will be assigned for this and the future parcels. Scott also stated that depending on the outcome of this road, they could install street lights now and, avoid the footcandle spillover issue previously mentioned. Scott also stated that even if they have no plans to have a dumpster now, they should show a proposed location on the plan. Chairman Hess agreed, stating that he would also like to see materials of the enclosure so that if one is ever installed, the applicant would know exactly what has been approved.

Hal Romans covered the landscaping and utility plan, and stated that this road currently is an 'ingress/egress easement'. Hal stated that this user wants to put signage on the building, he doesn't feel they would have a need for a freestanding sign. He also covered the stormwater plan that was done by Miller Engineering. As the site gets built out, they will have to install a swale and basins, which will go into the existing basin.

Russ Mitchell stated that he wants to make sure we have a Wintersweet address for this, and definitely not a Taft Rd. address as this parcel has no access onto Taft.

Ron DeTota stated that he has just received the drainage plans, but he has a concern for the way this property is proposed to drain. Ron explained that the original drainage plan for Inverness showed this portion of the property using the catch basin on Wintersweet to capture approximately 1.7 acres of the drainage from this property and the portion to the north of this, rather than sending the runoff to the swale at the western portion of the property. This would keep the swale from being continuously wet and reducing a potential problem for the neighboring residential properties to the west. Ron will address his engineering comments to Hal Romans. Ron would also like to see how the private road is going to function and if it will be named. An additional concern is for the sewer connection detail; it appears that the northerly piece may have trouble connecting if this piece moves forward as designed.

Mike Bragman spoke in favor of this project and feels it fits within the intended use of the PDD. Hearing no further comments the Chairman entertained a motion to adjourn the public hearing.

A motion was made by Russ Mitchell, seconded by Al Kovac to adjourn the Public Hearing to July 23, 2014.

Motion Passed 6-0

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Old Business: Adjourned Hearings:

****Case #2014-020 – 3910 Brewerton Rd., LP, 3910 Brewerton Plaza (3)- Site Plan, 3910 Brewerton Road. (Adjourned from 1 previous meeting)**

Bob Abbott, Architect representing the Rotondos was present to explain the proposal. Mr. Abbott explained that the proposal is for a space in the existing plaza to be used by Bath Fitters. The owners have gone through a series of approvals, including a Zoning Board Interpretation, variances, Town Board Zone Change and now Site Plan approval. They have modified the landscaping, and now conform to the parking regulations. There is also going to be an overhead door added to the structure.

Chairman Hess stated that he has no issues with this proposal and appreciates the applicant working with the Town to correct the situation. Hearing no further comments or questions, the Chairman closed the public hearing.

A motion was made by Michelle Borton, seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for Case # 2014-020 3910 Brewerton Rd., LP, 3910 Brewerton Plaza, Site Plan Approval, located at 3910 Brewerton 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 will contribute to growth and community character, and poses no excessive impact on traffic.

Motion Passed 6-0

A motion was made by Michelle Borton, seconded by Russ Mitchell, using form # 20, granting Site Plan Approval to the 3910 Brewerton Rd., LP, 3910 Brewerton Plaza on property located in the NC-1 zoning district, located at 3910 Brewerton Rd., for Case # 2014-020, based on a map by Robert Abbott, Jr., being file # S1, dated October 31, 2012, last revised April 21, 2014 includes sheets labeled: A1, A2, and E1 subject to all engineering and legal requirements.

Motion Passed 6-0.

Old Business: Hearings Closed

****Case #2014-002 – Sikh Foundation – (3) Site Plan, 4632 Wetzel Road (Adjourned from 1 previous meeting)**

Chairman Hess opened the hearing. Chris Haberer was present on behalf of the applicant to present the revisions that were made since the last meeting. He stated that they have removed 2 parking spaces in the front of the building, and relocated them to the rear. He stated that overall, they have relocated 2 of the 4 lost parking spaces, and they will still meet the number required as

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approved with a variance. They have moved the dumpster and it will now meet the setbacks, and they have shown the finished detail of the enclosure.

Chairman Hess stated that he appreciates all of the effort the applicant has made on this project and has responded positively with the Board. Hearing no further questions or comments the Chairman entertained a motion.

Russ Mitchell moved to adopt a resolution using standard form #10, for Sikh Foundation site plan case # 2014-002, located at 4632 Wetzel Road. 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 the resolution shall constitute a negative declaration as there are no potential impacts evident for the proposed application. Seconded by Al Kovac.

Motion Passed 6-0

Russ Mitchell moved the adoption of a resolution for Sikh Foundation site plan Case # 2014-002, located at 4632 Wetzel Road using standard form # 20 granting site plan review and approval based on a map by CADD Systems, Inc. Dated January 24, 2014, and numbered S0.0, S1.0, S1.1, S1.2, S1.3 last revised June 4, 2014. Subject to all legal and Engineering. Motion Seconded by James Palumbo.

Motion Passed 6-0

New Business:

SIGNS

Your Name In Lights Sign Company – *Uno's Pizzeria and Grill* – 4000 NY State 31

Zoned RC-1, Permit #45,579

5 Wall Signs, to replace current signage as follows:

Sign #1 – Wall sign consisting of 40 square feet, when 48.7 square feet is allowed

Sign #2 – Wall Sign consisting of 58.5 square feet, when 185.6 square feet is allowed

Sign #3 – Wall Sign consisting of 58.5 square feet, when 185.6 square feet is allowed

Sign #4 – Wall sign consisting of 38 square feet, when 89.6 square feet is allowed

Sign #5 – Wall sign consisting of 52 square feet, when 89.6 square feet is allowed

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Area Variance approval to increase the number of wall signs from 2 allowed to 5 (granted June 9, 2014).

(This restaurant was in violation by installing awnings with signage on them)

The Chairman announced that the restaurant is still in non-compliance since the awnings have not been removed, therefore we will not be hearing this case tonight.

A motion was made by Hal Henty, seconded by Al Kovac to adjourn the matter to July 23, 2014.

Motion Passed 6-0

Ryan Homes – Orange Commons

Zoned R-7.5, Permit #45,585

1 freestanding sign 2.5 feet by 5 feet, a total 12.5 square feet, when 24 square feet is allowed

The proposed sign will meet the code.

Todd Lipschutz was present on behalf of Ryan Homes to answer questions. Hearing no questions or comments the Chairman asked for a motion.

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

Motion Passed 6-0

Kassis Superior Signs (*Bath Fitter*) – 3910 Brewerton Road

Zoned NC-1. Permit #45,675

Wall Sign – Applicant is proposing a 45.8 square foot wall sign, and a 18.7 square foot, when 16 square feet each is allowed. The applicant received a variance on June 9, 2014. The proposed signs will meet the existing code.

Freestanding Sign – The applicant is proposing a face change to an existing freestanding sign, the face total is 64.5 square feet when 32 square feet are allowed. The applicant received a variance on June 9, 2014 for the additional square footage and to reduce the distance from the property line. The proposed sign will meet the existing code.

The Chairman asked the applicant if they could add the address to the freestanding sign below the ‘*Play it Again*’ portion of the sign, and the applicant agreed that he would.

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

Motion Passed 6-0

Work Session:

Richard Ricilli, Sand & Gravel- informal Excavation Special Permit referral- No one was present on behalf of this item.

A motion was made by Michelle Borton, seconded by Al Kovac to adjourn the meeting at 9:02 PM.

Motion Passed 6-0

Respectfully Submitted

Mark Territo