

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 10th of June 2015. The meeting was called to order by Madam Chair Guinup at 7:30 PM and upon roll being called, the following were:

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

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

Motion Passed 5-0

Public Hearings:

**7:30 P.M. Case #2015-012 – *B. Scott Gillespie (ONSITE)* (3) – Site Plan – 4594 Buckley Road.

**7:35 P.M. Case #2015-016 – *B. Scott Gillespie (ONSITE)*(3) – Special Permit (Accessory Exterior Activity and Contractor’s Service Yard) – 4594 Buckley Road.

Karen Guinup said she will open both cases together.

Hal Romans was present for the applicant. Mr. Romans explained the plan; they will replace the roof of the existing building.

Part of the building will be used for an office for the applicant, part will be used for carpet storage, and part will be used to store plow blades. The three over head doors will

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be replaced with 1 18 ft. door to store the snow removal equipment. The pay loaders will be parked in the outdoor storage area in the summer and will have adequate landscaping to shield the equipment from view. The other outdoor storage area will be used for nursery materials Karen asked if this other storage area will have a specific tenant; Hal said yes, they have a tenant. Karen also stated that the special permit approval for the other outdoor storage must relate to the additional tenant's operation.

Karen asked if the emergency access road will be paved. Hal said it is gravel right now, and they will be adding more gravel. Karen asked if the fire apparatus and emergency vehicles will be able to enter the area with just gravel. Mr. Romans said they would.

Russ Mitchell said painting the exterior of the building would be a great improvement. Hal Romans said they will paint and use an earth tone color.

Karen asked where the door will be that will be for the handicap parking access; Mr. Romans said he will get back to the board on that. She also asked about the county comment, on the gate being 60 ft from the pavement.

Jim Palumbo stated that he can see with the steepness of the site the trucks will have to park in the street in order to open the gate. He also asked if there will be a fueling tank on the site. Mr. Romans said he will find out.

He also wondered if the pay loaders would fit in the outdoor storage are, Mr. Romans said they remove the plow blade and store them inside. So they will fit in the area.

Jim commented on the entrance, the gravel is thin in some areas and with all the rain we have had it is all mud, will that area be paved? Karen asked Jim how much should be paved; he said 50'x 12'is typical.

Ron DeTota the 60 ft from the pavement, if you do that the turn radius will have to be changed also the gravel will have to extend to the utility pole. Take a look at the swale, as not to compromise the infrastructure.

Karen asked if anyone had any questions or comments hearing none the Madam Chair closed both public hearings.

A motion was made by Allen Kovac seconded by Russ Mitchell to adjourn both cases to the July 8, 2015 meeting.

Motion Passed 5-0

****7:40 P.M. Case #2015-025 – *Bast Hatfield Construction (Runnings Garden Center Expansion)* (3) – Amended Site Plan – 3949 State Route 31.**

Karen opened the public hearing; Mr. Tom Pratico Jr. presented the plan. He explained they will expand into the existing parking lot taking 15 parking spaces, in the northwest corner of the site.

They will add 300 ft area for emergency vehicle access in the back of the building.

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Karen asked will all the garden display on the right in the parking lot shift to the left side. Mr. Pratico said it would not. Everything that they are currently storing in the northwest corner parking area will go inside the fence, Mr. Pratico said yes. Karen asked what the trailers were doing in the back of the building, Mr. Pratico said they are for sale and are just being stored out back. Karen said they have to be moved.

Jim Palumbo said he is very confused by the site plan dated 11-21-2014. The Board wants to see the original site plan from when it was Walmart, as well as an amended site plan; to include where the trailers that are currently stored out back will be displayed. The seasonal area that is in the front of the building in the parking lot. The gravel road in back will have to be shown, also how many parking spaces will be lost because of the seasonal and the fenced in area.

Madam Chair asked if there were any questions hearing none she closed the public hearing.

A motion was made by Russ Mitchell seconded by Allen Kovac to adjourn this case to July 8, 2015.

Motion Passed 5-0

Old Business: Adjourned Hearings:

****Case #2015-010 – *Joseph A. Mastoianni PE* (3) – Site Plan – 7910 Oswego Road (Adjourned from 1 previous meeting)**

Joseph Mastoianni presented the plan. The code requires 7 parking spaces for this zone, Mr. Mastoianni was granted a variance for set back. The parking has been modified, there is one handicap parking space, and there is a ramp to the back door. The site has 5 parking spaces right now; the applicant is asking the Board to approve the site plan with only 5 parking spaces. Karen asked if all the spaces were 9.5 x 20 ft. and they are. Karen asked Jim Palumbo if the building is ADA compliant, railings, curbs and ramps. Jim said the ramp can not end in a parking space. Al Kovac asked if the drive will be asphalt, and will the parking lot be paved, Mr. Mastoianni said they would. Karen said she does not have a problem with the 4 parking spaces plus 1 handi cap spot. She likes the possibility of more parking in back for the future. Russ Mitchell agreed this would be fine for this use.

Jim said there was discussion about the garage being counted as 1 parking space at the last meeting; however the garage will be used for storage.

Karen closed the public hearing.

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A motion was made by Russ Mitchell seconded by Jim Palumbo, SEQR for PB Case #2015-010 Joseph A. Mastoianni PE Site Plan located at 7910 Oswego Road , move the adoption of a resolution using standard form #10 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.

Motion Passed 5-0

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a Resolution using standard form # 20 Site Plan Approval PB Case # 2015-010 Joseph A. Mastoianni PE Site Plan located at 7910 Oswego Road based on a map by Joseph A. Mastoianni dated and numbered 3-17-15, revised 6-9-15 # T-1, P-1, P-2, S-1 & S-2. Subject to the following conditions:

Walkway for handicap extended to the handicap parking space.
Being a small operation approving 5 parking spaces rather than the 7 required.
Signs need separate application and approval.

Motion Passed 5-0

Old Business: Hearings Closed

*Case #2014-041 – *Riverwalk Associates* (5), Zone change referral – 5112+/- Guy Young Road (Adjourned from 8 previous meetings)

The applicant asked for an adjournment.

Karen Guinup asked Mark Territo Planning Commissioner to send a letter to the applicant stating that whether they are represented at the next meeting or not the Planning Board will be taking action.

A motion was made by Karen Guinup seconded by Russ Mitchell to adjourn this case to the July 22, 2015 meeting.

Motion Passed 5-0

*Case #2015-009 – *JGB Factoring GMBH, LLC* (3) – Preliminary Plat – 4855 & 4875 Executive Drive (Adjourned from 1 previous meeting)

A motion was made by Brian Hall seconded by Jim Palumbo to adjourn this case to July 8, 2015.

Motion Passed 5-0

SIGNS

Allied Sign Company – *CNY Nails & Spa* – 3800 Brewerton Rd.

Zoned RC-1, Permit #46,385

1 – Wall Sign, measuring 16.3 square feet, when 19.2 square feet is allowed. The proposed sign will meet the code.

1 - Freestanding Sign Panel Change – Applicant is proposing a panel change to the existing free standing sign. The proposed sign will meet the code.

A motion was made by Jim Palumbo seconded by Al Kovac to approve the signs as presented.

Motion Passed 5-0

Charles Signs, Inc. – *Oneida Financial Corp.* – 5232 Witz Dr.

Zoned O-2, Permit #46,404

3 - Wall Signs – Applicant is proposing a 30, 29.6, and 28.9 square foot wall signs, when three 32 square feet signs are allowed (One per tenant at 3 tenants). The proposed signs will meet the code.

Jim Hickey presented for the applicant, he explained there are 3 different companies on 2 signs. Russ Mitchell asked how 1 sign ended up being turned into 2 signs. Universal American/ Today's Options and Total Care. There is no horizontal break. Can you make a horizontal line between Today's Options and Total Care.

Brian Hall asked if the three companies wanted to be associated with each other, and Mr. Hickey said they did.

Karen asked if they would consider putting a line under Total Care and Today's Options.

A motion was made by Russ Mitchell seconded by Jim Palumbo to approve the signs as presented.

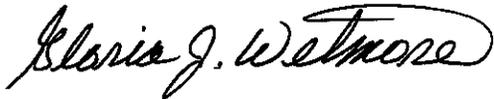
Motion Passed 5-0

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A motion was made by Brian Hall seconded by Russ Mitchell to adjourn the meeting at 9:00 PM.

Motion Passed 5-0

Respectfully Submitted

A handwritten signature in cursive script that reads "Gloria J. Wetmore". The signature is written in black ink and is positioned above the printed name.

Gloria Wetmore