

Regular Meeting
Planning Board
April 22, 2015

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 22nd of April 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
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	Member
	Jill Hageman-Clark	Planning Board Secretary
	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 Jim Palumbo to approve the minutes of the March 25th meeting.

Motion Passed 7-0

A motion was made by Jim Palumbo seconded by Michelle Borton to approve the minutes of the April 8th meeting.

Motion Passed 7-0

Public Hearings:

***7:30 P.M. Case #2015-007 – *Stewart’s Shops Corporation.(5)* – Zone Change Referral – Southeast corner of Buckley Road and Bear Road**

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn the public hearing to May 13, 2015

Motion Passed 7-0

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****7:35 P.M. Case #2015-009 – JGB Factoring GMBH, LLC (3) – Preliminary Plat – 4855 & 4875 Executive Drive**

Chairman Hess opened the public hearing. Ms. Lisa Wennberg of Keplinger, Freeman and Associates was present on behalf of the applicant to present the proposal. Ms. Wennberg stated that the applicant is requesting a lot line to split JGB and Precision Systems into two separate parcels divided by a road constructed to meet town specs. She continued that currently there is a tear drop shaped turn around that is not sufficient for the snow plow to turn around.

Chairman Hess asked if the original configuration was approved by the current Highway Superintendent or his predecessor. It was approved by the former Highway Superintendent.

Ms. Wennberg continued that they are working with Buckeye Piping and C&S Engineers and plan to construct the new road over the pipeline with the appropriate separation. Chairman Hess asked about the two circles in the cul-de-sac depicted on the plan. Ms. Wennberg said that she was not sure what they are, Chairman Hess suggested that they may be gas markers and there was a brief discussion about it. The Chairman also asked about the existing telephone pedestal and where it is in relation to the pavement. Ms. Wennberg said that it is actually located in the grass off the pavement.

Chairman Hess said that he would like to see a little depression adjacent to the new road so that the additional rainwater created by the new impervious surfaces will be detained before draining into Salina. Ms. Wennberg said that she would make that change. The Chairman continued that Onondaga County recommended disapproval based on lot 4 being landlocked, however the parcel is not landlocked as shown on the plan.

There was a discussion about the gas line; Michelle Borton asked if it stops in the cul-de-sac. Ms. Wennberg explained that it continues. Chairman Hess asked about the size of the gas pipe adding that in one place it says that it is an 8" pipe another place says that it is a 10" pipe. Jim Palumbo stated that on the survey it says 10".

Chairman Hess asked when Ms. Wennberg thought that Buckeye would complete their review. Ms. Wennberg said that she is hoping that they will sign off in two weeks.

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn the public hearing to May 27, 2015

Motion Passed 7-0

****7:40 P.M. Case #2015-010 – Joseph A. Mastoianni PE (3) – Site Plan – 7910 Oswego Road**

Chairman Hess opened the public hearing. Mr. Mastoianni was present to speak about the proposal. Mr. Mastoianni stated that the parcel is located on Route 57 across the street from the

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Wendy's Restaurant. Mr. Mastoianni explained that he purchased this house to be utilized as a sole proprietor office. He explained that he has work to complete inside. He will construct a ramp to be ADA compliant. The ramp goes from the accessible parking spot around to the back of the building to a rear entrance.

He submitted a landscape plan and is also proposing a sign. Hal Henty explained that the sign will require a separate application.

Chairman Hess said that there are no dimensions shown on the plan for the ramp or the driveway. The applicant is showing one disabled parking space and one non-disabled parking space in the front of the building. There was a long discussion regarding the required parking spaces and where they will be located. Chairman Hess said that the County recommended disapproval based on the lack of parking. Karen Guinup said that she would like to see at least 3 or 4 spaces in the front. Allen Kovac agreed with Ms. Guinup. Hal Henty asked what the garage will be used for. Mr. Mastoianni said that he will use the garage for storage of equipment. Mr. Henty added that he would like to see the rear of the property graded for additional parking. They discussed the possibility of 5 spaces in the front (four standard and 1 accessible) with the rear of the property being accessible for additional parking to meet code.

Chairman Hess explained that Mr. Mastoianni will need to obtain a variance for the 15' perimeter landscape buffer. As proposed the ramp will encroach into the setback. The Chairman asked Mr. Mastoianni to meet with Commissioner Territo to begin the variance process, adding that the variance seems to be the best option. He continued that he also wants to see the plan modified to show the 5 parking spots in the front (4 regular and 1 accessible). If the applicant applies soon the case could be before the Zoning Board of Appeals at their next meeting for consideration. Scott Chatfield suggested that Mr. Mastoianni could count the garage as one space, as it was not the accessible space.

A motion was made by Allen Kovac seconded by Karen Guinup to adjourn the public hearing to May 13, 2015

Motion Passed 7-0

Old Business: Adjourned Hearings:

NONE

Old Business: Hearings Closed

****Case #2015-008 – Oneida Financial Corp.(3) – Amended Site Plan (Parking lot expansion) – 5232 Witz Dr; Lot 5A Allen Rd. Office Park. (Adjourned from 1 previous meeting)**

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The Chairman opened the public hearing. Ms. Elise Taetsch and Joshua Podkaminer were present on behalf of the applicant. Ms. Taetsch stated that the previously requested changes were made. The Board was now satisfied with the proposal.

A motion was made by Russ Mitchell, seconded by Jim Palumbo that in the matter of application of Planning Board case # 2015-008 *Oneida Financial Corp* Amended Site Plan (parking lot expansion) located at 5232 Witz Dr. Lot 5A Allen Road Office Park, to adopt a resolution using standard form #10, 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 this resolution shall constitute a negative declaration furthermore there are no potential impacts.

Motion Passed 7-0

In the matter of the application of Planning Board case # 2015-008 for *Oneida Financial Corp* Amended Site Plan (parking lot expansion) at 5232 Witz Drive, Lot 5A, Allen Road Office Park, Russ Mitchell moved the adoption of a resolution using form #20, Site Plan review and approval to be granted based on a map made by L.J.R. Engineering P.C., dated March 10, 2015, revised April 15, 2015 numbers 1 of 2 and 2 of 2; subject to the Photometric Plan dated April 21, 2015 #1 of 1, Galloon Led Lighting Packet consisting of six sheers. Seconded by Allen Kovac.

Motion Passed 7-0

New Business:

SIGNS

NONE

Work Session:

NONE

A motion was made by Russ Mitchell, seconded by Allen Kovac to adjourn the meeting at 8:30 PM.

Motion Passed 7-0

Respectfully Submitted

Jill Hageman-Clark