

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 13th day of April 2016. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

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

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

Motion Carried 7-0

New Business:

****7:30 P.M. Case #2016-008 – Fox Dealership (3) - Site Plan - 3687 NYS Route 31**

Joseph E. Durand of TDK was present for the applicant, he explained the plan. The Zone Change RA-100 to HC-1 was granted by the Town Board. They looked into transportation issues, and are working with Widewaters, and Donegan on sewers. Applicant needs a Special Permit for vehicle sales and service. Attorney Bob Scalione met with The Town Attorney and some of the Town Board members to acquire an easement to connect. Robert Germain, Town Attorney drew up an agreement for the 60 foot easement.

Karen said the County recommends disapproval; therefore we will need a majority plus one vote to approve. The County reasons include Rt in Rt out only and access to route 57. It looks like the applicant is trying to rectify all the issues. When all this comes down you will need a letter from the State.

Karen asked if there would be any trucks on the site, Mr. Durand said there would.

Karen said the parking spaces aren't large enough for trucks. Karen asked if anyone on the Board had any questions, Jim Palumbo said the plan looks more like a preliminary design level plan, and wondered if there would be a landscape plan.

Mark Territo said that the applicant has to go to the Town Board for a Special Use Permit, before this Board can go any further.

Ron said that it would be August or September before getting back to this Board.

Scott Chatfield said that the Town Board may not approve a special use permit, and the applicant should be prepared for that.

When you delineated the wetlands, where does it go; to the east? This has to be put on the map. Need a wetlands permit for the road.

Ron said starting at the road there is a 24" sewer pipe under State Route 31, The Board has to look at Widewaters as well as future development.

The wetland map was it formally delineated? Mr. Durand said it was.

The 36" pipe works as equalization, the outside berm is causing a dam, responsible for overland run off. We can go over this and make sure the new wetlands permit is as of 2015. The SWPPP has to pass the Army Core of Engineers. This is all part of the site plan process.

Ron said they could meet at Town Hall and work on the sewer issues.

Karen said that Widewaters isn't being forthcoming as to what they are putting in on their Site. Widewaters needs to give the Town a better idea as to the uses on their site to help the engineers make decisions regarding the proper sewer pipe size. Karen asked if there were any questions, hearing none she asked for a motion to adjourn.

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this Hearing to the May 25, 2016 meeting.

Motion Carried 7-0

Old Business:

**Case #2016-002 – SOS Office Building (3) – Site Plan – 8324 Oswego Road
(Adjourned from 3 previous meetings)

A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn this case to the May 11, 2016 meeting.

Motion Carried 7-0

**7:30 P.M. Case #2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments* (3).
– Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 2 previous meetings)

Karen Guinup opened the Public Hearing. James Trasher of CHA gave a brief description of the plan, there will be 4 unit and 6 unit buildings each have garages. There will be an office in the front of the site. The buildings will have vinyl siding the lower level homes have patios and the upper ones have porches. There will be sidewalks and possibly a gazebo.

There are 12” existing sanitary sewers, they can do public or private sewers. There will be storm water coming off Shoveler. Mr. Trasher said that he will work with Ron DeTota on storm water.

Karen asked about the drive, will it be a town road; is it a private drive? She asked if the homes would have basements. Mr. Trasher said no. Where will there be storage for the apartments? The garage will be a 1 car, the driveway will accommodate 1 & ½ cars, there is no guest or overflow parking.

Will all the trash be taken to building #1; Mr. Trasher said yes, the applicant takes care of the trash removal.

Lawn care and snow removal will be taken care of by the developer.

Karen said they will have to submit an environmental letter from the DEC. Karen opened it up to the Board. Al Kovac asked how the mail would be set up, will there be mail boxes or a central location.

Jim Palumbo said some of the plants are very nice, will there be any landscape around the basin, along the residential. The architecture is nice, but it would help out as a buffer to put in some white or red pine. Mr. Trasher said this is a minimal plan and the landscape will be beefed up.

Ron DeTota said the sanitary sewer needs a new manhole cover, is the County aware of that? Mr. Trasher said he spoke to the County. The basin will have to be excavated at some point, so keep that in mind when you put in your plantings. Water feature, back when this was designed for the 100 year flood plan and there was a different impact to the water shed. This is a much larger project; you need to get the water out quicker. Brian Hall asked if they had a lighting plan, they are working on ornamental lighting.

Karen asked if there were any questions or comments, hearing none she asked for a motion to adjourn.

A motion was made by Hal Henty seconded by Al Kovac to adjourn this hearing to the May 11, 2016 meeting.

Motion Carried 7-0

****7:35 P.M. Case #2016-006 - Stewart's Shop Subdivision - *Stewart's Shops* (3) – Preliminary Plat - northeast corner of Bear Road and Buckley Road (Adjourned from 1 previous meeting)**

****7:40 P.M. Case #2016-007 - *Stewart's Shops* (3) – Site Plan - northeast corner of Bear Road and Buckley Road (Adjourned from 1 previous meeting)**

Karen opened both cases together. She said the son of one of the residents on Meadow Wood Drive sent in a letter, *see attached* Chuck Marshal and James Trasher were present for the applicant. Site Plan shows the building has been squared off; the front of the building faces Buckley Road. The ditch will have a 30" pipe under the road. There will be the same 3 access points. 4 pumps along Buckley Road and 3 pumps along Bear Road.

The landscape plan and the parking have been updated. Working with the County DOT on curb cuts.

Karen said please angle the right in on Buckley Road a little bit more. Karen asked again for the actual distance from the end of the double turn lane onto Bear Road where it merges into one lane to their Bear Road driveway. The actual measurement. On the plan it looks like the double lane is the same width as the merged single lane. This needs to be clear.

Karen opened it up to the Board; Russ Mitchell asked for the height of the lights. Jim said there is a lighting detail on page CL9, the light poles are 15 ft. Karen said they need to get the lighting down to 1 ft candle at all property lines Brian Hall said they need to add propane detail. He also wants a parking space count. Jim Palumbo said the visibility on Buckley Road hasn't been addressed, due to the trees. The 4 trees to the right of the building with the snow plows, you might be better off with a cluster of trees. Not spaced so far apart, like the north edge. Along the frontage the maple and bradford pear different shapes but may block the sign.

Karen noted that the sign on the plan will have to go through a separate permit through the Planning Department. Mark said the perimeter landscape strip has to be 70 ft. The sign needs to be 25 ft off the property line.

Karen asked if there were any questions or comments, hearing none she closed both public hearings and asked for motions to adjourn both cases to May 11th.

A motion was made by Russ Mitchell seconded by Hal Henty to adjourn the preliminary Plat to May 11, 2016.

Motion Carried 7-0

A Motion was made by Michelle Borton seconded by Al Kovac to adjourn the Site Plan to May 11, 2016.

Motion Carried 7-0

Closed Hearings - Board/Applicant discussions:

None

Signs

Michael Kost, Mr. Tire – 7582 Oswego Road

Zoned HC-1, Permit #47,084

Wall Sign:

1 - Wall Sign totaling 144 square feet when 249.9 square feet is allowed

Freestanding Sign:

1 - Freestanding Sign totaling 32 square feet when 32 square feet is allowed

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

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Al Kovac to adjourn the Meeting at 9:25 P.M.

Motion Carried 7-0

Respectfully Submitted



Gloria Wetmore