

Planning Board
Regular Meeting
September 10, 2014

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

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

Motion Passed 7-0

Public Hearings:

7:30 PM - *Case #2014-028 – *Sharkey's* – Special Permit Referral (5) – 7240 Oswego Road

A motion was made by Hal Henty seconded by Allen Kovac to adjourn this public hearing to September 24, 2014.

Motion Passed 7-0

7:35 PM - *Case #2014-036 – *Superior Self Storage* – Zone Change Referral (5) – 4356 NYS Route 31

Chairman Hess opened the hearing. Hal Romans presented on behalf of the applicant. Mr. Romans stated that the applicant is proposing a zone change on this property from RA-100 to HC-1 to allow for a self-storage facility. Hal explained that the applicant is working with the DEC for approvals to work in the wetland buffer. He also stated the

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NYS DOT is aware of the project and should approve a highway work permit should the zone change be granted. Hal also stated that the County owns the property to the north and east of this site.

Karen Guinup stated that the County has concerns with sewage disposal limitations, and it should be made clear as to how this will be handled. Hal Romans explained that this use would have little impact on sewage. A restaurant would be the highest use, and would have a greater impact. He further explained that the current proposed use is storage, if it were to be used for something else in the future he would need to state what specific uses to gain additional approvals.

Chairman Hess asked if the 9,000 square foot climate controlled building will have a managers apartment or any type of residential use. Mr. Kay stated that it would not.

James Palumbo questioned why the DEC declared themselves lead agency. Scott Chatfield looked over the DEC permit and stated that they were following the SEQR rules for the DEC permit only. The reviewing board for the zone change can still be the lead agency for that application. Ron DeTota questioned the language in their DEC application that referenced a set of plans. He wants to make sure that the same plans we have in front of us are the ones that the DEC approved; the dates don't seem to coincide and he would like clarification.

Hearing no further comments the Chairman closed the hearing.

Chairman Hess feels this is a good fit as long as the applicant clarifies for the Town Board how the sanitary will be handled.

Jim Palumbo feels that this site will have its challenges, but this use should be a good fit.

Michelle Borton is in favor and feels it is compatible with surrounding land uses.

Al Kovac thinks it is a good concept. Russ Mitchell, Hal Henty and Karen Guinup agree.

A motion was made by Al Kovac, seconded by Jim Palumbo to make a favorable recommendation to the Town Board using standard form # 60 for case #2014-036 – *Superior Self Storage* Zone Change referral, located at 4356 State Route 31 to grant the Zone Change. We feel it is compatible with the area and will have no significant impact on traffic.

Motion Passed 7-0

***7:40 PM – Case #2014-038 – Thomas & Karen Tebidor (5) – Special Permit referral, 3544 Bonstead Rd.**

Chairman Hess opened the hearing. Thomas & Karen Tebidor were present to explain their proposal. This is a wood-burning/water-vapor boiler unit that will sit approximately 100 feet behind their house. This unit will be the main heat source for the house, and it is an extremely clean and efficient way to heat a house.

Chairman Hess stated that this is a wonderful use of technology. He went on to explain that the reason for this process is that the public hearing gives the neighbors and fire departments a chance to know that this is occurring, and to ask any questions they may have. We have had issues in the past with wood boilers that did not go through this process, and the fire department was frequently called when neighbors saw smoke.

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 # 70 for case #2014-038 – Thomas & Karen Tebidor Special Permit referral, located at 3544 Bonstead Rd. to grant the Special Permit. We feel it is compatible with the neighborhood and will have no significant impact on the environment.

Motion Passed 7-0

7:45 PM - **Case #2014-040 – *KF Mumps, LLC Financial Services* – Site Plan (3) – 7897 Oswego Road

Hal Romans was present for the applicant, Mr. Romans explained the plan. The site is located on the west side of Oswego Road, adjacent to wetlands. There is an existing cement pad that will be removed to increase the parking and add a handicap accessible ramp. There will be approximately 5 cars per day, and the NY State DEC has no problem with the applicant expanding the parking lot.

Dave Hess asked about the lighting, there will be a porch light and a flood light in the back there will be no parking lot lights. He also commented on the EAF paperwork, the endangered species box was checked. The Planning Board will need to see a letter from the DEC stating that there are no endangered species on this site. The 100 foot buffer isn't shown on the plan, almost the whole property is on the adjacent area.

Ron DeTota said that the plan was not reviewed by the DEC; there are restrictions when the building is in the 100 ft buffer. Hal Romans said that the review should only take a few weeks.

Karen asked about the trash. The applicant stated that there will be 2 bags of trash per week. Karen said that they should state that there will be no dumpster, on the plan.

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Hal Henty wants clarification on the handicap ramp. Hal Romans said that the ramp is ADA compliant. Ron DeTota said they should put in a silt fence.

A motion was made by Allen Kovac seconded by Karen Guinup to adjourn the hearing to September 24, 2014 meeting.

Motion Passed 7-0

7:50 PM - **Case #2014-047 – *Nova Ambulance addition and renovation* – Amended Site Plan (3) – 4425 Buckley Road

Brian Manthey architect explained the plan, they will expand the south addition by 7 feet, the parking will be reduced by 4 spaces they were proposing 55 spaces now there will be 51. The dumpster will be moved from the east lot to the west lot.

Karen Guinup asked why the dumpster was being moved, Mr. Manthey said this was to keep the ambulance from crossing pedestrian traffic. Karen also inquired about the future addition. Mr. Manthey explained that any future plans would come before this board again.

Jim Palumbo asked about conflicting dates on the drawings, and wondered which drawings were being approved. Scott Chatfield said the drawings could be approved as a series L-10 through L-60 with a revised date of 8-19-14.

A motion was made by Russ Mitchell seconded by Hal Henty to approve the amended site plan case # 2014-047 Nova Ambulance located at 4425 Buckley Rd. Move the adoption of a resolution using standard form #20, Based on a map by Brian Manthey dated and numbered 6/3/2014 revised 8/15/14 numbered L1.0-L 6.0; dated 8/19/14 O-1; A1.1; A1-3; A2.1 & A2.2, CV sheet dated 8/19/14.

Motion Passed 7-0

Old Business: Adjourned Hearings:

Case #2014-007 – *Sunoco Inc.* – Site Plan – 8450 Oswego Road (Adjourned from 2 previous meetings)

Chairman Hess said this hearing will be adjourned to April 8, 2015, he also said that if the applicant is not present for that meeting date the Board will deny the plan without prejudice.

Motion Passed 7-0

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Old Business: Hearings Closed:

**Case #2014-029 – *McDonalds Corporation* – (3) Site Plan – 3869 NYS Route 31
(Adjourned from 1 previous meeting)

Chairman Hess asked if anyone was present for this case, and there was not. A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this hearing to October 8, 2014.

Motion Passed 7-0

**Case #2014-035 – *Lumber Way Site Improvements* – (3) Site Plan and Special Permit
(Adjourned from 1 previous meeting)

Shannon of Barton and Loguidice Design Consultants, was present for the applicant, Shannon explained that all the distances and set backs were added to the plan. Photometric is updated. They will provide check dams during construction.

Chairman Hess asked if Ron DeTota had any questions and he said everything looked good.

A motion was made by James Palumbo seconded by Allen Kovac to adopt a resolution for planning board case # 2014-035 Lumber Way Site plan approval and Special Permit using standard form #10, SEQR determination, that the proposed action is an un listed action and does not involve any Federal Agency and will not have a significant effect on the environment and that this resolution shall constitute a negative declaration. Map shall also constitute site plan approval.

1. The proposed changes will not have any adverse impacts to the natural environment, area traffic, noise or character of the surrounding area.

Motion Passed 7-0

A motion was made by James Palumbo seconded by Russ Mitchell adopt a resolution for planning board case # 2014-035 Lumber Way Special Permit approval using standard form # 70 based on a map made by Barton & Loguidice Design Consultants dated August 2014 sheet #1 subject to legal and engineering

Motion Passed 7-0

New Business:

Signs

Signarama– *Tuxedo Junction* – 4160 NY State 31

Zoned RC-1, Permit #45,863

1 - Wall Sign consisting of 19 1/2 square feet, when 38 square feet is allowed. The proposed sign will meet the code.

A motion was made by Hal Henty seconded by Russ Mitchell to approve the sign as presented.

Your Name In Lights (*Affordable Hearing Aid Co*) – 7323 Oswego Road

Zoned HC-1. Permit #45,786

Freestanding Sign – The applicant is proposing a face change to an existing freestanding sign, the face is 24 square feet when 32 square feet total are allowed.

The applicant explained they put in new asphalt and replaced the rotted wooden posts with steel posts. David Hess asked if the address could be added to the sign posts. The applicant said the he would add the number to the post.
The Chairman thanked the applicant.

A motion was made by Hal Henty seconded by Allen Kovac to approve the sign as presented.

Motion passed 7-0

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

Zoned RC-1, Permit #45,579 (PLEASE NOTE, YOU ALREADY HAVE THIS MATERIAL)

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

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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

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)

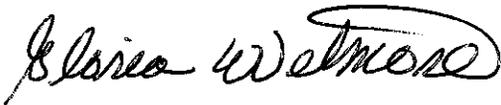
A motion was made by Hal Henty seconded by Karen Guinup to approve the sign as presented.

Motion Passed 7-0

A motion was made by Michelle Borton seconded by Allen Kovac to adjourn the meeting at 9:04 pm.

Motion passed 7-0

Respectfully submitted



Gloria Wetmore