

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 23rd of September 2015. The meeting was called to order by Chair Guinup at 7:30 PM and upon roll being called, the following were:

PRESENT:	Karen Guinup	Chair
	Russ Mitchell	Deputy Chairman
	Hal Henty	Member
	Allen Kovac	Member
	Michelle Borton	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

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

Motion Carried 7-0

Public Hearings:

*7:30 P.M. Case #2015-035 – *Stewart's Shops Corporation*.(5) – Zone Change Referral
– Southeast corner of Buckley Road and Bear Road

Chairperson Guinup opened the hearing. James Trasher of CHA was present for the applicant. Mr. Trasher explained that the proposal is to change the zone on a portion (Approximately 3 acres) of the parcel from R-APT to LuC-1. The remainder of the parcel will stay with the current R-APT zoning. Chairperson Guinup went over the County Comments and discussed how the flow of traffic along Bear Rd. will work with this new proposal.

James Palumbo inquired about what storm water measures might be made for this proposal, between two separately zoned pieces.

Chairperson Guinup asked if there were any further questions, and there were none. The hearing was closed.

A motion was made by Russ Mitchell, seconded by Hal Henty to make a favorable recommendation for Zone Change.

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*7:35 P.M. Case #2015-036 – *Nichols LD, LLC*.(5) – Zone Change Referral – 7286
Oswego Road

Chairperson Guinup opened the hearing. Tim Coyer of Ianuzi and Romans was present on behalf of the applicant. The surrounding zoning is RA-100 to the north, along with some R-TH and some commercial in the Salina portion. The proposed is an 84,000 square foot building that will be an indoor sports arena. The site will have 2 access points onto Route 57, and one current driveway will be eliminated.

Chairperson Guinup asked if the County had any issues with this, and the applicant stated they did not.

Hal Henty asked who would be using the arena? Tim stated it is mainly used by high school and adult sports leagues, and tournaments.

Russ Mitchell asked if they will be having youth teams. Tim stated there will be basketball, volleyball, and workout area and a track.

Jim Palumbo asked the times the facility will be in use. Tim stated that it could be in use 7 days a week, throughout the day. Jim also asked if they anticipate any outdoor running will take place along Route 57, the applicant didn't think this would occur too often.

Chairperson Guinup asked if the zone change is granted, would a restaurant and bar be allowed to go in. The Commissioner stated that it is allowed, as long as the principal use of the recreational facility is present. A similar example is the restaurant/bar that services the golf courses within the Town.

Chairperson Guinup asked if there were any further questions, and there were none. The hearing was closed.

A motion was made by Russ Mitchell, seconded by Hal Henty to make a favorable recommendation for Zone Change.

Motion Carried 7-0

Business: Hearings Closed

*Case #2014-041 – *Riverwalk Associates* (5), Zone change referral – 5112+/- Guy Young Road (Adjourned from 12 previous meetings)

Karen Guinup said the applicant has requested an adjournment.

A motion was made by Allen Kovac seconded by Brian Hall to adjourn this case to the October 14th, 2015 meeting.

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****Case #2015-022 – *Associated Group Services, Inc.*(3) – Site Plan– 3652, 3694, 3702, 3706, 3712 & 3720 State Route 31. (Adjourned from 3 previous meetings)**

James Trasher of Clough Harbor Associates was present for the applicant. Mr. Trasher explained the plan. This plan will have a collision center, car wash, car dealership, and one parcel with no tenant yet. He met with O C W A and will include hydrant on the amended site plan.

Al Kovac asked what the large parking area in the front along Rt 31 was for. Jim said that it was for displaying the cars; Al stated that in the past this type of display was a hazard. He is concerned that passers by will pull off onto the shoulder of Rt. 31 to look at the vehicles. Mr. Trasher assured Mr. Kovac that there is plenty of parking on the Site. Therefore that will not be an issue.

Michelle Borton needs to see more labeling on the Site Plan.

Karen Guinup asked Jim why they flipped car wash site with the dealership. The future building will have to be included in the Site Plan.

Hal Henty said that switching the car wash and the dealership doesn't look like you will gain anything.

Karen questioned the dumpster; Mr. Trasher said there will be only 1 dumpster enclosure with 2 dumpsters and 1 recycle receptacle; to be used by all 3 buildings.

Russ asked about the dark lines on the plan, Mr. Trasher explained they represent the grading plan.

Karen said the parking spaces and the drive isles need to be 20 ft.

Jim Palumbo said the Plan is very difficult to decipher.

Michelle said it looks like there are 2 lateral sewers, that is very unusual. Will they be shared? James said no they would each have their own.

Ron DeTota said the applicant does not have to construct a lateral and cap it. That would be a big expense to the applicant. He also said that he is not sure if they can have a pond in a perimeter strip. Mr. Trasher said the State DOT wants a strip of land reserved for the future.

The Rt. in Rt. out has to be drastic. So it is very clear.

Mr. Palumbo asked that the Plans be cleaned up.

Brian Hall asked where the car carriers would enter the site, Mr. Thasher sad they will enter on the last entrance. That would give the trucks plenty of room to turn and move around the Site.

Ron added that the engineers do have comments and will get with Mr. Trasher.

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There should be some analysis of the southern basin. One of the ponds has no outlet and the water table is very high in that area; and will need some drainage.

Hal would like to see how the solar panels will look on the roofs of the buildings.

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the October 14th 2015 meeting.

Motion Carried 7-0

New Business:

Case 2015-038 – *Harke Farms*, - Final Plat – Dell Center Drive/Ver Plank Rd.(5)

Kate Johnson representing COR and Tim Coyer of Ianuzi and Romans was present for the applicant. The applicant is seeking Final Plat approval on 3 plots. #'s 28, 29, and 30. Revised homeowners space, 48 lots, reciprocal easements between lots 29 and 30. These will be Public easements and we have agreed to post securities to build the sewers. Karen asked Kate about the formation of the HOA. Kate said the HOA has been formed, they will just amend it. All they need is approval of the final plat.

A motion was made by Brian Hall seconded by Russ Mitchell, using standard form #40 Final Plat approval for Case #2015-038 – Harke Farms Rivers Point North Apartments, located on Dell Center Drive/Ver Plank Rd. based on a map by Ianuzi and Romans numbered 3424.001, dated 8/10/2015, revised 9/23/2015. Approval is conditioned on cross easements being approved with the Morgan property to the south, and all legal and engineering.

Motion Carried 7-0

A motion was made by Allen Kovac seconded by Michelle Borton to adjourn the meeting at 9:05 P.M.

Motion Carried 7-0

Respectfully Submitted



Gloria J. Wetmore