

APPROVED

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 27th of February 2019. Chairman Mitchell called the meeting to order at 7:30 PM. All joined in the Pledge of Allegiance, and upon roll being called, the following were:

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

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

Motion Carried 6-0

Public Hearings:

New Business:

** Case #2019-004 – Amerco Real Estate (*U-Haul*) (3) – Amended Site Plan – 8015 Oswego Road

Russ Mitchell opened the hearing; Brett Lindsey of Amerco Real Estate presented the plan. Started working on the old K-Mart building, storage units are climate controlled. The plan is to remove the small island in front of the retail store, located next to OCC. The covered sidewalk (island) juts out into the parking lot. We use that area to stage the trucks, clean them and get them ready for renting. The through traffic makes for hazardous conditions. Hal Henty asked what type of service they performed out front. Mr. Lindsey said Check tire pressure, oil, and clean out the cab to get the truck ready to rent.

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Russ Mitchell asked if the Concrete planters will be coming out, Mr. Lindsey said no. He also asked if the larger store fronts would be staying, Mr. Lindsey said yes they would and OCC would like to expand to make room for Lab areas.

There are storage units, 5 10x10 units that are situated together, the owner would like them to be up front along Route 57.

Russ Mitchell said there are 3 trees large trees out front along the road, there were more trees on the original plan. We want to bring the site up to the way it was intended.

Hal Henty asked with the new lighting will there be any spill over onto the road. Mr. Lindsey said the new lighting will be LED. We will replace only the heads.

Scott Soyster asked what they will be removing, and are they planning to make this a staging area. Jim Palumbo asked if the applicant would add signage or stripe the area to keep people from parking in front. He also said that he is not a fan of what is being proposed with moving the crosswalks.

Mr. Lindsey said the crosswalk in front of OCC will be improved and will add a ramp that is ADA compliant.

There was a lengthy discussion on the crosswalks.

Jim said the spacing of the crosswalks was correct on the original plan.

Karen Guinup asked Mr. Palumbo if they should leave the crosswalks as they were on the original Site Plan. Jim Palumbo said yes.

Jim Palumbo agreed with the Chairman that they need to replant the trees.

Michelle Borton asked where they wash the trucks, Mr. Lindsey said out back. Michelle said they need to add the stop signs to the plan.

Karen Guinup asked Mark Territo if the applicant needs a new photometric plan with the new lights, Mr. Territo said they do not since they are not changing any poles or locations.

Karen also asked if the air compressor is portable. Mr. Lindsey said yes.

What type of things are sold, Mr. Lindsey said moving supplies, bike racks, hitch balls, and straps and so on.

There is a temporary sign that says Trailer, boat storage. Where will that area be? Mr. Lindsey said inside of the old K-Mart building.

The applicant wants to add an awning to park the rentals under to keep the people out of the weather.

Karen Guinup there was a Town Board parking space requirement that you have to adhere to. Where are the temporary storage units right now? Mr. Lindsey said they are not on the property right now. Karen asked if they are used for storage on site or for marketing. Mr. Lindsey said both.

Karen said she is not a fan of the units, if they are approved, they will have to be permanent. They cannot be moved around the site.

Michelle Borton asked Mark Territo if the setbacks apply to these storage units, Mark said they go by the accessory structure setbacks. Karen Guinup said the Board needs some time to figure out where to put them on the site.

Mark asked if they will need dumpsters, Mr. Lindsey said they are all in back of the plaza.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn this case to the 03/27/2019 meeting.

Motion Carried 6-0

Old Business:

****Case #2018-049 – Ravada Hill Apartments, (3) Site Plan, 4850 Buckley Road (Adjourned from 2 previous meetings)**

A motion was made by Scott Soyster seconded by Michelle Borton to adjourn this case to the 3/13/2019 meeting.

Motion Carried 6-0

****Case #2018-055 – David Stoutenger/Cornerstone Church (3) – 8137 Morgan Road – Site Plan (Adjourned from 1 previous meeting)**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the 04/24/2019 meeting.

Motion Carried 6-0

****Case #2018-060 – Emerald Equipment Laydown Yard Expansion (3) – 7600 Morgan Road – Site Plan (Adjourned from 1 previous meeting)**

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn this case to the 04/24/2019 meeting.

Motion Carried 6-0

****Case #2019-003 – McDonald's Remodel (3) – Amended Site Plan – 3806 Brewerton Road (Adjourned from 1 previous meeting)**

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A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this case to the 03/13/2019 meeting.

Motion Carried 6-0

Closed Hearings

****Case #2016-003 – J. Alberici & Sons Inc., Woodside Estates Apartments (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 25 previous meetings)**

Brian Bouchard of CHA was present for the applicant. Mr. Bouchard said they had the FEMA letter. Michelle asked when the latest Site Plan dated. Mr. Bouchard said it was dated 12/2016 revised 01/03/2018. Russ Mitchell asked if there were any additional comments or questions, hearing none he asked for a motion.

A motion was made by Michelle Borton seconded by Jim Palumbo to adopt a resolution using standard form # 10, SEQR determination for Case # 2016-003 – **J. Alberici & Sons Inc., Woodside Estates Apartments** Site Plan– Oswego Road adjacent to Shoveler Lane be declared an unlisted action and a negative declaration as it appears to have no impacts on growth, community character, traffic, and other environmental impacts have been conducted and will not be negatively impacted by the proposed action which cannot be mitigated and does not involve any other permit granting agencies, including the Federal Government.

Motion Carried 5-0 Scott Soyster abstained

A motion was made by Michelle Borton seconded by Jim Palumbo to adopt a resolution using form # 20, granting Site Plan Approval to Case #2016-003 – **J. Alberici & Sons Inc., Woodside Estates Apartments** Oswego Road adjacent to Shoveler Lane based on a map by Clough Harbor Associates dated 01/14/2016 revised 01/03/2018 and numbered C-01 through C-15. Drawings by James Tahy Design Associates, no date. Road View Elevation – 4 unit Apt. Bldg, Rear View Elevation 4-unit Apt. Bldg. Road View Elevation 6 unit Apt. Bldg. Rear View Bldg Subject to all legal and engineering requirements.

Motion Passed 5-0 Scott Soyster abstained

****Case #2016-013 – America Stores – It – (3) Site Plan – Oswego Road (Adjourned 28 previous meetings)**

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn this case to the 3/27/2019 meeting.

Motion Carried 5-0 Hal Henty abstained

****Case #2017-046 – JOLU Development –*Laurel Springs Assisted Living* (3) - Amended Site Plan - West Taft Road (Adjourned from 12 previous meetings)**

Brian Bouchard of CHA presented they obtained the variances needed. As for the county comments, they updated the plan with curb cut and traffic study. The dumpster is in the rear. Scott Soyster asked if there was enough room between the dumpster enclosure and the building. Mr. Bouchard said there is. Russ Mitchell asked if there were any more comments or questions, hearing none he asked for a motion.

A motion was made by Jim Palumbo seconded by Scott Soyster to adopt a resolution using standard form # 10, SEQR determination for Case # 2017-046 – **JOLU Development –*Laurel Springs Assisted Living*** Amended Site Plan located on West Taft Road be declared an unlisted action and a negative declaration; the proposed action will not have a significant effect on the environment which cannot be mitigated and does not involve any other permit granting agencies, including the Federal Government. The project is conducive of the allowable site activity and use.

Motion Carried 6-0

A motion was made by Jim Palumbo seconded by Scott Soyster to adopt a resolution using form # 20, granting Site Plan Approval to Case # 2017-046 – **JOLU Development –*Laurel Springs Assisted Living*** located on West Taft Road based on a map by Clough Harbor Associates dated 11/13/2017 revised 09/12/2018 and numbered C-001,C-002, C-003, C-101, C-201, C-301, C-401, C-501, C-502 C-601, C-602,C-603 & C-701. Drawings by Rav Architects Dated 02/20/17 and numbered A-110 thru A-114, A-120 thru A-124, A-130 thru A-134, A-140, A-141, A- 200 & A-201. Subject to all legal and engineering requirements.

Motion Carried 6-0

New Business: Signs

Sign & Lighting Services/Kirk Wright – *Texas Roadhouse* - 3830 NYS Route 31

Zoned RC-1, Permit # 49,733

2 – Wall signs – Sign A: 145 square foot LED illuminated with channel letters, when 163 square foot sign is allowed; and Sign C: 18.1 square foot LED wall sign is proposed, when a 148 square foot sign is allowed. The proposed signs will meet the code.

A motion was made by Michelle Borton seconded by Karen Guinup to approve this sign as presented.

Motion Carried 6-0

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A motion was made by Scott Soyster seconded by Karen Guinup to Adjourn the meeting at 9:00 P.M.

Motion Carried 6-0

Respectfully Submitted

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

Gloria Wetmore