

Regular Meeting
Town of Clay
Planning Board
April 11, 2018

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 11th day of April 2018 The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

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

All present joined in the pledge of allegiance

A motion was made by Michelle Borton seconded by Karen Guinup to approve the minutes of the March 21, 2018.

Motion Carried 6-0

New Business

****7:35 P.M. Case #2018-012 – *Craig Kowalda, Brooklyn Pickle – East*, New Brooklyn Pickle Restaurant (3) –Site Plan – 7175 Buckley Road.**

Russ Mitchell opened the hearing, Terry Horst of Maxian & Horst Landscape Architects & Land Planners, presented the plan. They will be using 3 of the 9 acres, located across from Dolshire Drive. Terry explained the new site lighting at the crosswalk. Front yard setback for parking is 55 ft. and the building setback is 125 ft. where 115 ft. is required.

They have submitted SWPPP to the DEC.

Sanitary review was acceptable to the County & coordinating with the Town of Salina. Environmental review on full build out.

Regular Meeting
Town of Clay
Planning Board
April 11, 2018

Russ said his main concern is Mr. Camperlino's plan for the remaining portion of the site; the concept drawing is nothing like the site plan. The concept shows connection to the other areas. Mr. Camperlino said all the areas will have reciprocal easements. They intend to have internal roads for use of all buildings. Russ asked about the traffic minimal? Mr. Kowalda said it means 40 to 60 cars per day.

We need fire department letter, elevation sheets, photo metrics, and landscape plan.

The main sewer line is in the Town of Salina, you may need to coordinate with County WEP Dept and the Town of Salina.

Michelle said the patio needs more detail. There is a discrepancy.

Hal said we need detail on photo metrics.

Jim if there are any changes made on the plan the revision dates need to be added to the plan.

Karen suggested a stub road to the Brooklyn Pickle property line. Mr. Camperlino said he would like to do a paper road. Karen said they have issues in the past with paper roads.

Russ asked where they stand on the subdivision? Tim Coyer said the administrative lot line adjustment, and the subdivision is under way.

Mark Territo said he contacted the County and is waiting for a coordinated review, they will invite Salina. Scott Chatfield said this will be a complicated review; it is not the amount of traffic but the movement of the traffic.

Ron DeTota the fire hydrant is connected to a small water line. It may be a good idea to bring the water across from the other side of Buckley Road. The sewer, development of this project part of the agreement with the Town of Salina has placed a limit of 3800 gallons per day. Your SEQR form indicates 5000 gallons; you may have to go to Salina to update the agreement for the increased flow.

Mr. Camperlino said there is a detention facility on the property, Ron said the detention pond was drawn up but never implemented.

Terry asked if the SWPPP prepared by Mr. Morris will have to be updated. Ron said yes.

Russ Mitchell asked if there were any more comments or questions, hearing none he asked for a motion.

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the April 25, 2018 meeting.

Motion Carried 6-0

Old Business:

****Case #2016-009 – *Nichols LD, LLC (Liverpool Sports Complex) (3) – Site Plan – 7286 Oswego Road (Adjourned from 11 previous meetings)***

Regular Meeting
Town of Clay
Planning Board
April 11, 2018

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the June 13, 2018 meeting.

Motion Carried 5-0 Hal Henty Abstained.

****Case #2016-013 – *America Stores – It* (3)- Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 19 previous meetings)**

A resident asked why this case keeps getting adjourned. Russ Mitchell said there are some legal issues. Mark will contact the DEC.

A motion was made by Jim Palumbo seconded by Al Kovac to adjourn this case to the June 13, 2018 meeting.

Motion Carried 5-0 Hal Henty Abstained.

****2018-002 - *Laker Development Group* (3) – Preliminary Plat – 3820-3848 NYS Route 31 (Adjourned from 5 previous meetings)**

****2017-044 – *Laker Development Group* (3) - Site Plan – 3820-3848 NYS Route 31 (Adjourned from 4 previous meetings)**

Russ Mitchell opened both hearings, Lisa Wennberg of Keplinger, Freeman Associates presented the plan. The OCWA easement was added to the plan.

Russ Mitchell asked if there were any comments or questions. Hearing none he closed the public hearing.

Site Plan/ Lisa presented a letter addressing all the planning Board comments and requirements from the last planning board meeting. See Attached.

A motion was made by Michelle Borton seconded by Hal Henty to adopt a resolution for SEQR determination using standard form # 10 for case # 2017-044 – *Laker Development Group* - Site Plan and case # 2018-002 - *Laker Development Group*– Preliminary Plat located at 3820-3848 NYS Route 31 is an unlisted action and does not involve any Federal Agency. It is further determined the proposed will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons. The proposed action is consistent with existing development, and will not have a significant impact on traffic flow, water or other environmental resources.

Motion Carried 6-0

Regular Meeting
Town of Clay
Planning Board
April 11, 2018

A motion was made by Michelle Borton seconded by Al Kovac to adopt a resolution using standard form # 20 for case # 2017-044 – **Laker Development Group** - Site Plan located at 3820-3848 NYS Route 31 based on a map by Keplinger, Freeman Associates dated 10/30/17 revised 4/4/2018 and numbered L100, L101, L201, L202, L203, L204, L205, L301, L401, L501, L601, L602, L603, L604, L801.

Topographic survey map by CT Male Associates dated 8/23/17 and numbered 17-0509, 1 of 2 & 2 of 2.
Excell Architects

Exterior elevation for Texas Roadhouse, dated 3/6/18 numbered A 2.0.

Exterior elevation for Starbucks & Kay Jeweler, dated 1/31/18 numbered 2.0 B

Exterior elevations for Urgent Care, dated 11/14/17 numbered 2.0.

VBC lighting diagrams & specifications for site lighting submitted 11/6/17, consisting of 15 sheets,

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Al Kovac to adopt a resolution using standard form # 30, Preliminary Plat for Case # 2018-002 - **Laker Development Group**– Preliminary Plat, based on a map by CT Male Associates dated 12/26/2017 revised 3/19/18 and numbered 17-0739 sheet # 1 of 1. Conditioned upon approval of all legal and engineering. Conveyance of the Quit Claim Deed and the COR overlay.

Motion Carried 6-0

****2018-001 – NY Assemblies of God (3)– Amended Site Plan – 8130 Oswego Rd. (Adjourned from 2 previous meetings).**

Russ Mitchell opened the hearing. Tim Coyer of Iannuzi and Romans presented the plan. There will 42 parking spaces off O’Keefe Lane, there are 2 entrances on O’Keefe. They will add 36 spaces along the back. They will add 2 new wall packs and 2 new light poles. All the drainage will go toward County Route 57. Onondaga County is fine with the grading, there will be no spillover onto the County Road. No new signage and they will plant trees along the back. Ron said they should provide a for runoff.

Russ asked if there were any comments or Questions, hearing none he closed the hearing and asked for a motion.

A motion was made by Jim Palumbo seconded by Al Kovac to adopt a resolution using standard form # 10 SEQR for case # 2018-001 – NY Assemblies of God- Amended Site Plan located at 8130 Oswego Rd. is an unlisted action and does not involve any Federal Agency. It is further determined the proposed will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons. The additional parking area is conducive of the existing site use and shouldn’t have any adverse impacts to the surrounding area.

Motion Carried 6-0

Regular Meeting
Town of Clay
Planning Board
April 11, 2018

A motion was made by Jim Palumbo seconded by Al Kovac to adopt a resolution using standard form # 20 for Case # 2018-001 – NY Assemblies of God- Amended Site Plan located at 8130 Oswego Rd. granted based on a map by Iannuzi and Romans, dated 11/17/18 and numbered 1 of 3, 2 of 3 and 3 of 3. Map dated 11/17/18 revised 02/28/18 # 2 of 3, plus Econolight diagrams EAPA23 series & EWLT06 series.

Conditioned upon all legal and engineering. In addition, a treed buffer provided along the north property line adjacent with the residential parcels.

Water collection area designated by Engineering.

Motion Carried 6-0

****2018-006 – *Humane CNY (Humane CNY Renovations)* (3) – Site Plan 4915 ½ West Taft Rd.**
(Adjourned from 2 previous meetings)

Russ Mitchell opened the hearing, he thanked Mr. Toffolo for clarifying the layout. Mr. Toffolo presented the plan. They added the future parking. Graded the storm water, raised the area, drainage goes into a culvert. Chambers and overflow system spreads the overflow more evenly. Permit for driveway and curb cuts onto Taft Road.

Buffer to the west, added some plantings on the east. The dumpster enclosure will match the building. The 6-foot fence “Ashland Sim Tech Fence” will be around the dog run. This fencing is made to deflect sound. It causes sound waves to move up above the fence, therefore relieving the issue of noise for the neighbors. The other fences will be 7 foot, and made of cedar.

Michelle asked if the exercise area would also have the sound deflecting fencing.

The three lights over the doors could be toned down a bit.

Karen wanted to remind the applicant that the Sign has to be 25 foot off the road.

Russ wants the building dimensions added to the plan. He asked about the 7 air conditioners, will they be covered. What type of noise will they generate? Did you consider locating them against the building? They are located away from the building and there is a concern with noise.

Ron DeTota said they may want to move the air compressors to the north and closer to the building, and plant a buffer.

Jim Palumbo said it looks like the gutter problem has been taken care of. He said there is a small typo on the landscape plan. He agreed that the air compressors should be closer to the building; he suggested that they consider using the sound deflecting fence panels instead of plantings to buffer the air conditioners.

Russ asked if there were any comments or questions, hearing none he asked for a motion.

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn the case to the 4/25/2018 meeting.

Motion Carried 6-0

Regular Meeting
Town of Clay
Planning Board
April 11, 2018

****2018-010 – Joseph Ligoci, *Allstate Insurance Office*, (5) – Zone Change Referral – 5307 West Taft Road. (Adjourned from 1 previous meeting)**

A motion was made by Karen Guinup seconded by Al Kovac to adjourn this case to the April 25, 2018 meeting.

Motion Carried 6-0

Closed Hearings

****2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments* (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 21 previous meetings). There has been no communication from the applicant.**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the October 24, 2018 meeting.

Motion Carried 6-0

****2017-008 – B&B Taft Road II, LLC, *Simon’s Agency, Inc.*, (3)– Site Plan– Lot C-R2 on Wintersweet Dr. in the Inverness Gardens Development (Adjourned from 9 previous meetings)**

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the October 24, 2018 meeting.

Motion Carried 6-0

New Business:

2018-007 – North End Commons, 3820 NYS 31, Final Plat

No action

Signs

Regular Meeting
Town of Clay
Planning Board
April 11, 2018

Image Press – *Boot Camp*– 4106 NYS 31

Zoned RC-1, Permit #48,841

1 – Wall sign – One 28 square foot wall sign is proposed, when a 48.9 square foot sign is allowed. The proposed sign will meet the code.

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

Motion Carried 6-0

A motion was made by Karen Guinup seconded by Al Kovac to adjourn the meeting at 10:00 PM.

Motion Carried 6-0

Respectfully submitted

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

Gloria Wetmore

April 4, 2018

Mr. Russ Mitchell – Planning Board Chairman
Town of Clay
4401 Route 31
Clay, NY 13041



Re: North End Commons – Site Plan Application
Response letter to comments from the Planning Board – March 14th meeting

Dear Mr. Mitchell,

We have listed the comments received by the design team from the Planning Board at their meeting on March 14th. The comments are listed below followed by the design team's response, in bold italics. As a result of the review of the comments, we offer the following responses:

- 1) A certified letter from a licensed surveyor, verifying the depth to the existing high pressure gas main, is required to meet the Town Code.
Response: The certified letter has been provided as part of this submission.
- 2) A signed access agreement from COR is required.
Response: The signed access agreement has been provided as part of this submission.
- 3) Scott Chatfield asked if COR would accept the overlap portion of the eastern property line for the subject site.
Response: The Developer has informed COR of the Quitclaim to be filed with the Final Subdivision Map. The Developer, by filing the Quitclaim, will be acknowledging COR's west property line, as shown on the COR Subdivision Map, as the actual boundary line.

Below is a list of the changes to each drawing sheet since the drawings were last submitted.

L100 – Overall Plan

- ***Clearing limits along the eastern property line were revised.***
- ***The entry drive from the COR site was modified to be contained on the Chipotle/Verizon site (Lot 3) per the COR Subdivision Map.***
- ***The parking requirements for building A1 were revised to "Retail", which requires only 15 spaces. The total required parking is now 260 spaces for the site and 263 spaces have been provided. If a tenant other than "Retail" is proposed for the site, the Developer will submit an application to the ZBA for a parking variance.***

L101 – Site Preparation Plan

- ***Clearing limits along the eastern property line were revised to show clearing on the COR property limited to the area required to construct the access road.***
- ***The entry drive from the COR site was modified to be contained on the Chipotle/Verizon site (Lot 3) per the COR Subdivision Map.***

L201 – Site Grading Plan

- ***The entry drive from the COR site was modified to be contained on the Chipotle/Verizon site (Lot 3) per the COR Subdivision Map.***

L202 – Site Drainage and Utilities Plan

- ***The entry drive from the COR site was modified to be contained on the Chipotle/Verizon site (Lot 3) per the COR Subdivision Map.***

L203 – Partial Grading and Layout Plan

- ***Updated the sign labels***

L204/L205 – Stormwater Sections / Stormwater Details

- ***No Changes***

L301 – Site Layout Plan

- ***The entry drive from the COR site was modified to be contained on the Chipotle/Verizon site (Lot 3) per the COR Subdivision Map.***
- ***Monument sign was relocated to 25 feet from property line.***

L401 – Site Planting Plan

- ***The entry drive from the COR site was modified to be contained on the Chipotle/Verizon site (Lot 3) per the COR Subdivision Map.***

L501 – Erosion Control Plan

- ***The entry drive from the COR site was modified to be contained on the Chipotle/Verizon site (Lot 3) per the COR Subdivision Map.***

L601 – Site Details

- ***No Changes***

L602 – Site Details

- ***Waste/Recycling Enclosure detail was modified.***

L603/L604 – Site Details Stormwater / Site Details Utilities

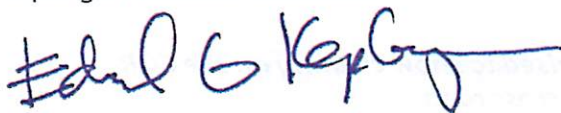
- ***No Changes***

L801 – Photometrics Plan

- ***The entry drive from the COR site was modified to be contained on the Chipotle/Verizon site (Lot 3) per the COR Subdivision Map.***

If you have any further questions, please do not hesitate to call.

Very truly yours,
Keplinger Freeman Associates



Edward G. Keplinger, RLA ASLA