

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 13th 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
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers
	Gloria Wetmore	Planning Board Secretary
ABSENT:	Allen Kovac	Member

A motion was made by Hal Henty seconded by Karen Guinup to approve the minutes of the previous meeting.

Motion Carried 6-0

Public Hearings:

New Business:

Case #2019-001 – **Georgian Court Expansion (3)** – Site Plan – Georgian Court (just north of Candlelight Circle)

Russ Mitchell opened the public hearing, Alex Wisnewski presented the plan. The applicant is proposing 24 apartments south of John Glenn Blvd and north of Belmont Village. Will use the existing driveway, three story units, they positioned the garages to screen the existing apartments. Construct a new bio retention cell. Sewer, electric and gas will be extended from the existing site.

Russ Mitchell said that the lots need to be combined. They need a letter from the DEC for endangered species, a letter from Buckeye and SHPO. Need a letter from the fire department; Alex said the building would have sprinklers. The fire hydrant is within the 150 feet as per code all but one area around the back. There will be a community center attached to the office. Russ said to stripe the crosswalk or consider sidewalks.

Scott Soyster asked about the density, Mark explained that the applicant went to the Town Board for approval.

Russ said they need to add the covenant to the plan.

Hal Henty said the two parcels still have to be combined.

Michelle Borton will there be any new lighting; Alex said they do not have a lighting plan yet.

Karen Guinup said they would need to get a letter from the County. There are 16 garages, are these included in the 50 parking spaces. Alex said they were. Karen asked what will happen if they aren't rented? You may have to refigure the parking.

The building height is 38 ft. are the surrounding buildings the same. Alex said they are.

Russ add the building height to the plan.

Karen explained the dumpster; dog-eared pickets are unacceptable. The surround must be block covered in siding to match the building. The gates will be aluminum; Ron DeTota can get you an example.

Jim Palumbo said he would like to see the height of the garages on the plan.

Ron DeTota will work with Alex, on the sewer; he should coordinate with Frank Mazzye Superintendent of water.

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 Karen Guinup to adjourn this case to the March 13, 2019 meeting.

Motion Carried 6-0

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

Russ Mitchell opened the hearing; Laura Moynahan of Bohler Engineering presented the plan. They will upgrade the façade; the layout will stay the same. Modify the dual drive thru; improve the radii, and a new para pixel roof. They will lose nine parking spaces bringing the total spaces to 75.

Russ Mitchell said according to the code 78 spaces are required. The spaces will measure 9.5 ft. X 20 ft. The entrance to the sandwich board should be 15 feet wide. He also pointed to the County Comment and said the freestanding sign might be in the right of way.

Jim Palumbo said that the Board needs a current site plan as well as the updated plan. The landscape plan should have the plants that are going in and the plantings that will be removed.

Hal Henty asked if there would be any new lighting, Laura said all canopy mounted.

Karen asked about the drive from Brewerton Road (Route 11) is it right out only. Laura said yes.

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Karen Guinup said that the Dumpster enclosure would need to be built of block and match the building, with aluminum gates. Russ wants to know the days and times the dumpsters are emptied.

Ron DeTota mentioned that there is a traffic light at the entrance on Brewerton Road (Route 11) you can turn right or left. It has full 2-way traffic.

Mark Territo said the drive aisle has to be 20 feet wide, they may need a variance.

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

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the February 27, 2019 meeting.

Motion Carried 6-0

Case #2019-005 – **Sonbyrne Sales, Inc./Byrne Dairy** (3) – Special Permit (LED) - 4739 Buckley Road

Russ Mitchell opened the public hearing, Christian Brunelle presented, The ZBA approved a variance for 1 additional wall sign and 3 additional canopy signs. Russ Mitchell asked if there were any comments or questions hearing none he closed the public hearing.

A motion was made by Scott Soyster seconded by Jim Palumbo using standard form # 10 SEQR for Case #2019-005 **Sonbyrne Sales, Inc./Byrne Dairy** for Special Permit (LED) located at 4739 Buckley Road. The proposed action 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 sign is consistent with other electronic message signs; approved in the Town.

Motion Carried 6-0

A motion was made by Scott Soyster seconded by Hal Henty using standard form #60 Special Permit in the matter of Case #2019-005- **Sonbyrne Sales, Inc./Byrne Dairy** for Special Permit (LED) located at 4739 Buckley Road. The sign is consistent with other electronic message signs in the Town. Conditioned upon legal and engineering.

Motion Carried 6-0

Allied Sign – Sonbyrne Sales, Inc./Byrne Dairy (see related materials submitted with PB Case #2019-005)

Zoned LuC-1 Permit #49,701

2 – Wall signs – each 49 square feet LED wall signs are proposed, when 66 square foot signs are allowed. *An Area Variance is being sought, to permit the second wall sign, at the February 11, 2019 ZBA meeting.*

1 - Freestanding Sign – Applicant is proposing a 32 square foot monument Gas pricing Electronic Message sign, 25 feet in height, and 25-foot setback, when a 32 square foot sign is allowed. The proposed sign will meet the code. *Pending approval of their Special Permit.* With address number.

4- Canopy Signs - four canopy signs, (North, South, East, and West) each 28 square feet, when 30 square feet allowed for one and 0 square allowed for the 3 additional canopy signs. *Area Variances are also being sought, to permit the three additional canopy signs, at the February 11, 2019 ZBA meeting.*

A motion was made by Hal Henty seconded by Scott Soyster to approve the sign as presented.

Motion Carried 6-0

Old Business:

****Case #2017-031 – Widewaters Commons – Commercial Development (3) Site Plan, NYS Route 31 (Adjourned from 20 previous meetings)**

****Case #2018-003 – Widewaters Commons (3) Preliminary Plat, NYS Route 31 (Adjourned from 14 previous meetings)**

Russ Mitchell opened both hearings, The Chairman Explained to Mr. Marzocchi that the new plans were brought to the Planning Department late. The Board members received the plans tonight; there was no time for the members to look over the plans. Please do not let this happen again.

Mr. Marzocchi presented the plan, reduced the square footage of the building on parcel #4. Provided Ron DeTota with the SWPPP.

Russ Mitchell asked about the Army Corp of Engineers, Mr. Marzocchi said Bridget Brown, said she is satisfied with the report and will be issuing the permit once she sees the hard copy from Bernie Carr.

Jim Palumbo asked about the plan pages, they all have revision dates. Including the ones that have never been seen before.

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Hal Henty questioned the 3 different heights of light poles. 28 feet, 14 feet and 25 feet. Hal Henty said they discussed 25 ft. total height. Mr Marzocchi said he didn't agree to that.

Michelle Borton asked again about the internal signs and the stop signs. Also the structural design.

Karen Guinup said the title sheet needs to be changed the highway overlay, for lot # 2 front yard proposed should be 170 not 160.

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

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the March 13, 2019.

Motion Carried 6-0

****Case #2018-035 – True North Center for Children (3) Site Plan, 4431 Waterhouse Road (Adjourned from 8 previous meetings)**

Russ Mitchell opened the hearing; the applicant revised the parking to 61 spaces. Received the letter from the County for lighting, and the sewer approval from the Town.

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

A motion was made by Michelle Borton seconded by Karen Guinup to adopt a resolution using standard form # 10, SEQR determination for Case #2018-035 – **True North Center for Children** Site Plan, located at 4431 Waterhouse Road be declared an unlisted action and a negative declaration as it appears to have no environmental impact which cannot be mitigated and does not involve any other permit granting agencies, including the Federal Government. This project will not have a negative impact on public infrastructure. This plan will have a favorable impact on community character.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Karen Guinup to adopt a resolution using form # 20, granting Site Plan Approval to **True North Center for Children** Case # 2018-035, Located at 4431 Waterhouse Road. Based on a map by Napierala Consulting dated 07/02/2018 revised 01/08/2019 and numbered C-1, C-2, C-4 through C-18 and C-3 #1 of 3, C-3 # 2 of 3.

A map by Ianuzi and Romans Land Surveying, PC dated 06/25/2018 revised 12/03/2018 and numbered C-3 sheet # 3 of 3. Architectural Perspective sheet # A-901 by VIP Architectural Associates, PLLC dated 06/28/2018 and revised 10/05/2018. The approval does not include the sign. Subject to all legal and engineering requirements.

Motion Passed 6-0

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**** Case #2018-047 – Loretto Buckley Landing Garage, (3) Site Plan, 7430 Buckley Road (Adjourned from 3 previous meeting)**

Russ Mitchell opened the public hearing. Revised the dumpster enclosure, will be constructed of block with vinyl siding and metal gates.

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

A motion was made by Jim Palumbo seconded by Scott Soyster to adopt a resolution using standard form # 10, SEQR determination for Case #2018-047 **Loretto Buckley Landing Garage**, Site Plan, located at 7430 Buckley Road be declared an unlisted action and a negative declaration as it appears to have no environmental impact which cannot be mitigated and does not involve any other permit granting agencies, including the Federal Government. The proposed Site Plan and associated Site component is in compliance with what the Town calls for and will have no negative impacts on the surrounding area.

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 #2018-047 – **Loretto Buckley Landing Garage**, located at 7430 Buckley Road based on a map by Architec Team numbered and dated C-100 dated 10/12/2018 revised 02/04/2019, C-101 dated 02/04/2019, A-000 and A-100 dated 10/12/2018. Subject to all legal and engineering requirements.

Motion Passed 6-0

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

A motion was made by Scott Soyster seconded by Hal Henty to adjourn this case to the 2/27/2019 meeting.

Motion Carried 6-0

Closed Hearings

None

New Business:

Signs

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Signaramma/Ray Masoni – Saigon Vietnamese Kitchen – 7421 Oswego Road.

Zoned RC-1, Permit # 49,700

1 – Wall sign – 21.16 square foot LED wall sign is proposed, when a 42.24 square foot sign is allowed. The proposed signs will meet the code.

A motion was made by Scott Soyster seconded by Hal Henty to approve the sign as presented.

Motion Carried 7-0

Design Shop Signs – 4 Seasons Car Wash & Touch free 24 Hours – 7795 Oswego Road

Zoned RC-1, Permit #49,703

1 – Wall sign – 24.5 square foot LED wall sign is proposed, when a 43 square foot sign is allowed. The proposed sign will meet the code.

1 - Freestanding Sign – Applicant is proposing a 35 square foot sign when a 64 square foot sign is allowed. The proposed sign will meet the code, add address number to the sign.

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

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Hal Henty to adjourn the meeting at 9:10 P.M.

Motion Carried 6-0

Respectfully Submitted



Gloria Wetmore