

Regular Meeting
Planning Board
February 14, 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 14th day of February 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
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

ABSENT:	Allen Kovac	Member
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All present joined in the pledge of allegiance

A motion was made by Michelle Borton seconded by Jim Palumbo to approve the minutes of the January 24, 2018.

Motion Carried 5-0

Public Hearings:

New Business:

****7:30 P.M. Case #2018-002 – Laker Development Group, LLC (North End Commons) (3) Preliminary Plat – 3820-3848 NYS Route 31**

Russ Mitchell opened the hearing, Lisa Wennberg of Kepplinger, Freeman Associates presented the plan. They are proposing the site be split into 4 lots. Russ said this subdivision is different than residential; we will need easements for public utilities, connectivity easements, also add to the notes on the front page sizes of the buildings and the allowed size of the buildings.

Michelle Borton noted that according to the EAF, the project is located in an archeologically sensitive area, and in or near a FEMA floodway. The applicant will provide a SHPO sign-off letter and more detailed FEMA mapping to confirm that the floodway will not be impacted.

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Lisa said they have the OCWA easement. They are still working on storm water and sanitary sewer with Ron DeTota.

Ron working through utilities, they should show highway setbacks on the plan.

Russ said the whole thing is a little different than we are used to. We will work concurrently Preliminary Plat, Final Plat, and the Site Plan. We need to have all the information in order to make SEQR determination.

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

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn this case to the February 28, 2018 meeting.

Motion Carried 5-0

****7:35 P.M. Case #2018-003 – Widewaters Farrell Road II Company, LLC
(Widewaters Commons) (3) Preliminary Plat – NYS Route 31**

Russ Mitchell opened the hearing. Marco Marzocchi presented the plan. There are 4 lots, Lot #2 has been increased by 7/100 of an acre, taken from lot#4.

Russ wants all the easements on the plan. Marco said all the sites will have reciprocal easements. Karen asked about the hash tag area on the plan, is that the area with the white house. Mark Territo said that will all be combined when the subdivision goes through.

Jim asked about the parcel that has the rail road tracks going through it, Marco said the tracks are owned by CSX. Jim asked if there were plans for the area on the other side of the tracks. Marco said not at this time. Scott Chatfield said that the parcel cannot be all one lot; it would have to be considered two separate lots. Marco disagreed.

Ron DeTota spoke to the Supervisor and the Town Board; they would like to set up a meeting with Marco concerning the Sewers. Marco has spoken to Councilor Hess and asked if they could come up with a time line.

Ron spoke to the Army Corp of Engineers and they have not received anything from the applicant.

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

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A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this February 28, 2018 meeting.

Motion Carried 5-0

****7:40 P.M. Case #2018-005 – Summit Realty Management, LLC (Clay Medical Parking) (3) – Amended Site Plan – 8100 Oswego Road**

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the March 14, 2018 meeting.

Motion Carried 5-0

****7:45 P.M. Case #2018-006 – Humane CNY (Humane CNY Renovations) (3) Site Plan – 4915 ½ West Taft Road**

Russ Mitchell opened the hearing, Clemente Toffolo of QPK Design presented the plan. They moved the Dumpster away from the front of the building. Russ said they need a dumpster enclosure detail, Landscape plan, a photometric all on separate sheets. We need a complete plan. Consider replacing the large front window with a door for fire department access. Add the location and distance of the fire hydrants. List all Variances on the plan with the ZBA case number.

Michelle Borton noted that according to County comments, the site contains wetlands and is within a SHPO-designated archeologically sensitive area. The applicant clarified that the wetlands are on the property, but outside the project area. He will provide additional information on the archeological sensitivity of the site.

Jim Palumbo said the Board needs a cleaner plan, there needs to be actual plants and trees listed on the landscape plan. There is a concern with all the high roof peaks, and the gutters. Where will all the rain water go? There is a monument sign on the plan, that will need a separate Sign permit.

Russ said they will need to submit detail of light poles, fixtures, pictures of all lights. Dumpster enclosure materials and powder coated gates. Overflow parking, the ZBA granted a variance for 20 reserve parking spaces.

Ron DeTota, storm water bring all water to the back and construct an indentation so the water will disperse properly.

Jim Palumbo asked about the water pipe on the plan will the pipe go through the foundation of the demo building, or will it go around the building.

There was a discussion on how to direct the water pipe.

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Russ 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 Hal Henty to adjourn this case to the March 14, 2018 meeting.

Motion Carried 5-0

Old Business:

****Case #2016-013 – *America Stores – It (3)* - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 18 previous meetings)**

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the April 11, 2018 meeting.

Motion Carried 4-0, Hal Henty abstained.

****Case #2017-006 – *Self Storage Morgan, LLC (Bruce Pollock), B&C Storage Morgan Rd (3)* – Amended Site Plan – 7988 Morgan Road. (Adjourned from 8 previous meetings).**

Russ Mitchell opened the public hearing Collin Donahue of B&C Storage presented the plan, they are proposing one additional storage unit and outdoor storage for RV's and boats.

The wetlands have been delineated, received a letter from the Army Corp, and submitted a new photo metric plan.

Russ there is a problem with the numbering on the new plan.

Jim said all the sheets are dated Feb. 2017 and all the revision dates are the same.

Karen said item #7 of the County Comments, the 30-foot easement has it been conveyed to the Town. The Board will need a letter to that effect.

Michelle asked about the grading plan. Ron said they are finalizing the SWPPP. Sheet C-3 locate the existing septic; the leach field is in the wetlands. Show the delineated wetlands on the plan.

The concrete rain garden will be removed.

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

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A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the March 14, 2018 meeting.

Motion Carried 5-0

****Case #2017-044 – Laker Development Group, LLC, North End Commons (3) – Site Plan, 3820-3848 ± NYS Route 31 (Adjourned from 2 previous meetings)**

Russ opened the hearing, Lisa Wennberg presented the plan. All new drawings with revision dates, they updated the drive thru lanes.

See Attached.

Add a pedestrian crossing sign in both directions.

Russ asked about the drainage, where will the water drain to?

Karen asked if the State DOT was involved in commenting on the photo metrics plan. She also thanked the applicants for listening to the Boards requests and comments.

Jim said it is nice to see all the plantings, he would like to see more trees, but it is nice.

Ron DeTota is in the process of reviewing the storm water.

Russ 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 28, 2018 meeting.

Motion Carried 5-0

****2017-046 – Laurel Springs Assisted Living Facility (Re-approval)/JOLU Development (3) - Amended Site Plan – West Taft Road (Adjourned from 1 previous meeting)**

****2017-048 - JOLU Development - Laurel Springs Assisted Living Facility (3) - Special Permit – West Taft Road (Adjourned from 1 previous meeting)**

A motion was made by Michelle Borton seconded by Hal Henty to adjourn both cases to the March 28, 2018 meeting.

Motion Carried 5-0

New Business:

2017-049 – Country Meadow, Section I, Final Plat

A motion was made by Michelle Borton seconded by Karen Guinup In the matter of the application of Planning Board case No. 2017-049, move the adoption of a resolution using standard form #40 - Final Plat be granted based on a map by Ianuzi & Romans Land Surveying, PC, dated 10/24/16 and numbered 2868.012, conditioned upon approval of all legal and engineering requirements of the Town of Clay.

Motion Carried 5-0

Signs

Allied Sign Company – Ashley Home Store – 7515 Oswego Road

Zoned RC-1, Permit #48,648

1 – Wall sign – One 532 square foot wall sign is proposed, when a 601 square foot sign is allowed. The proposed sign will meet the code. The sign will have internally lit channel letters; logo is tangerine orange with white letters.

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

Motion Carried 5-0

Kassis Superior Signs – Marketfair North – 4106 NYS Route 31.

Zoned RC-1, Permit #48,774

1 – Freestanding Sign Reconstruction. Applicant is proposing a 246.5 ± square foot reconstruction of the existing pylon sign, this will meet the code as the applicant received an Area Variance at the June 12 ZBA meeting, case number 1666.

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

Motion Carried 5-0

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Ridgewood Apartment Complex – 7426 Henry Clay Blvd.

Zoned R-APT, Permit #48,778

1 – Freestanding Sign Change. Applicant is proposing a 32 square foot replacement pylon sign. The proposed will meet the code. Add the address number to the sign.

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

Motion Carried 5-0

A motion was made by Jim Palumbo seconded by Hal Henty to adjourn the meeting at 10:10 P.M.

Motion Carried 5-0

Respectfully submitted

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

Gloria Wetmore