

**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 25<sup>th</sup> 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:

All present joined in the pledge of allegiance

<b>PRESENT:</b>	<b>Russ Mitchell</b>	<b>Chairman</b>
	<b>Karen Guinup</b>	<b>Deputy Chair</b>
	<b>Hal Henty</b>	<b>Member</b>
	<b>Michelle Borton</b>	<b>Member</b>
	<b>Allen Kovac</b>	<b>Member</b>
	<b>James Palumbo</b>	<b>Member</b>
	<b>Scott Soyster</b>	<b>Member</b>
	<b>Cindy Beckhusen</b>	<b>Deputy Commissioner of Planning &amp; Development</b>
	<b>Ron DeTota</b>	<b>C&amp;S Engineers</b>
	<b>Scott Chatfield</b>	<b>Planning Board Attorney</b>
	<b>Gloria Wetmore</b>	<b>Planning Board Secretary</b>

A motion was made by Michelle Borton seconded by Karen Guinup to approve the minutes of the April 11, 2018.

**Motion Carried 6-0** Scott Soyster abstained.

Public Hearings:

New Business

**7:30 P.M. \*\* Case #2018-016 – *ENV Insurance Expansion*, 7787 Oswego Road (3) – Site Plan**

Russ opened the hearing, Matt Vredenburgh, Terry Engles of ENV Insurance, Chris Corfield, and Brad Schultz of Whelan & Curry Construction were present. Matt Vredenburgh explained the plan. The applicant is proposing a 4000 sq. ft. expansion, on a 2.16-acre lot. Zoned RC-1. There are DEC wetlands as well a gas pipeline. The building lot is 5 feet above the wetlands. Hal Henty asked if they were in the floodway, He said they are very close.

Russ Mitchell took a look at the original site plan, there was only 1 sheet. Russ explained that the board needs to see a complete site plan, including photo metrics, building square footage, also add the parking spaces proposed and required. Hal said they need to add the utilities to the plan.

Michelle asked if they would have impacts on the wetlands, if so add them to the plan.

Jim please add the ADA compliant parking and ramps. Cindy asked if the building will have sprinklers.

Mr. Vredenburgh said no, Cindy said they need to show the hydrant on the plan.

Ron asked if they will be making a new sewer connection. He also said they need to add plantings and erosion control on the landscape plan.

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Karen said they need to send this to the Fire Department.

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

A motion was made by Al Kovac seconded by Jim Paumbo to adjourn this case to the May 23, 2018 meeting.

**Motion Carried 7-0**

7:35 P.M. \*\* Case #2018-017 – *JGB Factoring GMBH, LLC*, Executive Drive (3) –Preliminary Plat.

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

**Motion Carried 7-0**

**Old Business:**

\*\*Case #2017-026 – *CosimoZavaglia, Store America Morgan Road* (3)– Site Plan – east side Morgan Road, 900± feet south of Wetzel Road (Adjourned from 11 previous meetings)

Russ opened the hearing, Steve Caliserinos presented the plan. They revised detail on the dumpster enclosure. Steve met with Ron DeTota, and made the swale deeper. The fence will now go around the site. The county asked for a stop bar. Submitter graphics, and removed the diagonal step grading. Steve spoke to the Fire Department and they will provide a letter. Waiting for County approval.

Cindy asked Steve if he would have the Architects contact the Planning Department.

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

A motion was made by Al Kovac seconded by Michelle Borton to adjourn this case to the May 23, 2018 meeting.

**Motion Carried 7-0**

\*\*Case #2017-031 – *Widewaters Commons* (3) – Site Plan – NYS Route 31 (Adjourned from 9 previous meetings)

A motion was made by Hal Henty seconded by Karen Guinup to adjourn this case to the May 9, 2018 meeting.

**Motion Carried 7-0**

\*\*Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons*, (3)- Preliminary Plat– NYS Route 31 (Adjourned from 4 previous meetings)

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the May 9, 2018 meeting.

**Motion Carried 7-0**

**\*\*Case #2018-005 – Summit Realty Management, LLC, *Clay Medical Parking* (3) – Amended Site Plan – 8100 Oswego Road (Adjourned from 2 previous meetings).**

Russ Mitchell opened the hearing. Jim Hagan of Hagan Architects presented the plan. Mr. Hagan went over the variances that were granted have been noted on the plan. The parking has been revised; 4-foot side walk was added. Made access for ADA compliant parking spaces. Mr. Hagan gave the Members a report made by the New York Lead Agency.

Russ reminded that this report has to be done by a licensed Engineer and has to be approved by National Grid. He also pointed out the location of the dumpster enclosure; it is too close to the pipe line. Nothing can be within 25 feet of the pipe line.

The free standing sign on the corner of Soule Road will be moved. Added detail to the landscape plan. Revised the gate on the dumpster enclosure detail.

There will be 3-30-foot light poles, and wallpacs, the type of bulbs will be updated. The photo metric plan has been updated. All parking spaces will be 9 foot. Mr. Hagan presented a letter from the ZBA.

Drainage issue may need modifications; he still has to the Engineer about grading. Michelle asked if they plan on doing new asphalt for the whole parking lot. Mr. Hagan said no they will repair areas that need it and top coat the whole thing.

Karen said they need the ZBA case numbers added to the plan for the approved variances. She also said the concrete block dumpster enclosure needs to be painted to match the building.

Jim looked at the pamphlet on the dumpster enclosure gates; he said that he has used these types of gates; however, they have different percentages of screening. Karen said that for a year or so the gates that the Planning Board has suggested have been working fine.

Ron DeTota said on the photo metric plan the wall pacs look more ornamental, and the pole lights will just be getting new light heads.

Michelle said on the plan it says you have 205 parking spaces, but the ZBA said you need 207 spaces. You have to add 2 more spaces somewhere. Hal said cutting down on the parking spaces causes an issue mainly for handi-cap spaces. It is difficult enough to move around with a wheelchair.

Karen said when you go to move the sign they will need to apply for a sign permit.

Jim pointed out a perpendicular parking space near the drive, which could be a safety issue.

Russ asked if there were any comments or questions. Dale Cuny of 4038 Winterpark Drive stated that he has come home from work to find children on the swing set in his back yard; Parents just go into his

yard while waiting for people to come out of the medical building. He is asking the Planning Board to ask for a fence to deter people from entering his yard. Russ asked Cindy if there would be an issue putting a fence in the landscape strip. Cindy said she doesn't think that will be an issue. Mr. Hagan said he will talk to his client about adding a 3 or 4-foot chain link fence.

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the May 9, 2018 meeting.

**Motion Carried 7-0**

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

Russ opened the hearing; Clement Toffolo of QPK presented the plan. The air compressors were moved to the rear of the building, added a fence around the corner. Added the building dimensions on the plan. The grading will stay the same, added different plantings.

Hal did some homework on the type of fencing that is being proposed. This was presented to the Board as a sound deflecting fence to keep the amount of noise from the barking dogs to a minimum. When looking into this fencing it said that it has a rating of 26. That rating is the same as a normal talking voice; He said that this fence is not a sound barrier it is a privacy fence.

Michelle asked if all the fencing will be the same all 6 ft. Mr. Toffolo said yes the previous plan had a 7 ft wood fence around the outside of the site. Now the whole site will have the 6 ft. fencing.

Karen said to put the location of the sign on the plan. The sign will need a separate permit.

Jim there needs to be a panel of the sound Simtex fencing at the end of the compressors to deflect sound, also the grade is 3 ft. lower than the side walk. There was a lengthy discussion on the fencing around the compressors.

Russ said they can look at Mr. Palumbos' concerns about the fence.

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

A motion was made by Michelle Borton seconded by Hal Henty to adopt a resolution for SEQR determination using standard form # 10 for Case # 2018-006 – ***Humane CNY (Humane CNY Renovations)*** Site Plan 4915 ½ West Taft 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 proposed action will not have a significant impact on community character, infrastructure or public health.

**Motion Carried 7-0**

A motion was made by Michelle Borton seconded by Hal Henty to adopt a resolution using standard form # 20 for Case # 2018-006 – ***Humane CNY (Humane CNY Renovations)*** (3) – Site Plan 4915 ½

West Taft Rd. based on a map by QPK Design dated 11/26/18 revised 4/25/2018 and numbered Entire Cover Sheet. Conditioned upon all legal and engineering and the conditions as follows:

- 1) There will no longer be a board on board 7 ft fence, a Simtek fence will be installed as shown in detail on A- 5 and B-5 on sheet # L-502.
- 2) Additionally, there will be 1 panel of Simtek fence added to the easterly side of the compressors.

**Motion Carried 7-0**

\*Case #2018-010 –**Joseph Ligoci, Allstate Insurance Office, (5)** – Zone Change Referral – 5307 West Taft Road. (Adjourned from 2 previous meetings)

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this case to the May 9, 2018 meeting.

**Motion Carried 7-0**

\*\*Case #2018-011 – **Joseph Farone/Farone & Son, Inc., Funeral Home, (3)** Site Plan 4887 W. Taft Road (Adjourned from 3 previous meetings)

Russ Mitchel opened the hearing, Steve Caliserinos presented the plan. The site is 6.05 acres; three lots being combined. Revision/ OCWA will bring the existing water main and the applicant will do the connections. He spoke to County Plumbing, and there are no specific things needed for Funeral Home.

There is a sewer easement to the east. They are preparing the sanitary connection for public sewers.

Parking spaces, 120 are required they will have 140 paved spaces and 80 in reserve in a grassy area. County DOT will allow 1 turn in and only 1 lane out. Traffic study is complete, just waiting for the report. Landscape has been revised. Access and ramps have been made ADA compliant. Photo Metric plan has been updated.

Ron said that the storm water may need to be reconfigured. The applicant may want to keep that in mind.

Karen asked if the photo metric has been sent to the County. She also pointed out that the building height on the plan is 28ft + or -, if the height is 30 ft., please indicate that on the plan.

Steve said that he is not familiar with the 78. Scott Chatfield explained that the Planning Board cannot approve this plan because the ZBA said it cannot be done.

Karen asked if they could drain the parcel underground, Steve said they could but it would be very expensive.

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 Jim Palumbo to adjourn the hearing to the May 23, 2018 meeting.

**Motion Carried 7-0**

\*\* Case #2018-012 – **Brooklyn Pickle – East, *New Brooklyn Pickle Restaurant*** (3) –Site Plan – 7175 Buckley Road (Adjourned from 1 previous meeting)

Russ opened the hearing, Terry Horst presented the revised plan. The archeological area is outside of the site. They will plant Junipers along the front.

OCWA wants a 6-inch fire line from Dolshire Drive. They added a stub to the edge of the site.

The sanitary line limit is 5000 gal. per day, this site will only use 1300 gal. per day.

The storm water, and update the SWPPP need approval from the Town Engineer.

Russ said that he is disappointed that there wasn't any progress on the coordinated review with the Towns of Salina and Clay as well as the County of Onondaga.

Russ wants to see how this site will connect with the remainder of the acreage. He really likes this project, but we can't just look at that. We need to see the design of the whole site. We don't know what other buildings will be going in.

Mr. Camperlino handed out a new concept plan. There was a lengthy discussion about the 5-year-old concept plan.

Turning back to the site plan, Karen said no site plan will be approved until the subdivision is done.

Scott Chatfield agreed that until the subdivision is approved the board cannot approve the site plan.

Karen asked if the pole height of 22 ft. included the base. Future parking is ghosted in please fix it on the plan.

She also wants the stub road to go to the property line. The dumpster enclosure has to match the building, and the Engineer has an example of the gates that this board prefers.

Michelle wants more detail on the outdoor patio.

Jim Questioned the swing of the of the doors, they swing out and he is concerned about blocking the sidewalks.

Ron said the applicant needs to get the OK from Salina for the sewer. It is encouraging that you are having dialog with Salina.

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

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this case to the May 9, 2018.

**Motion Carried 7-0**

**New Business:**

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

No Action

**Signs**

**Allied Sign Company – *Deborah's Sweet Treats*– 7421 Oswego Rd.**

Zoned RC-1, Permit #48,898

2 – Wall signs – One 56.9 square foot wall sign is proposed, when a 67.2 square foot sign is allowed, and one 56.9 square foot sign when 57.96 square foot 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**

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn the meeting at 11:00 P.M.

**Motion Carried 7-0**

Respectfully submitted



Gloria Wetmore