

Regular Meeting
Planning Board
April 9, 2014

A P P R O V E D

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 9th of April 2014. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

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

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

Motion Passed 7-0

Public Hearings:

****7:30 PM - Case #2014-012 – Gaskin Development Corp. (River Grove), (3)- Amended Preliminary Plat, 3896 Gaskin Road.**

Hal Romans of Ianuzzi and Romans was present for the applicant. Mr. Romans explained the plan, the property is known as Vicksberg, previously approved under Article 278 Clustering. They will construct 200 town houses, and 76 residential homes. He showed the buffer and wetlands on the plan. They will have two storm water areas, and the sanitary sewer, part pump station and part gravity. The existing drainage by LJR engineering design. There is existing water.

Chairman Hess asked if lots 11-14 and 22-26, could have the retention ponds elongated so the home owners will have a chance to build a deck or shed without going into the easement. He would also like the mail boxes in sets of 4. He asked about the parking, Mr. Romans said there will be 2 car garages as well as a 2 car driveway per building, the drive is 35 feet. The grading will be filled in to build as per FEMA. Karen Guinup asked if we need to have approval from FEMA before the preliminary plat, and Mr. Romans said they did not.

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Brian Mather, Moyers Corners Volunteer Fireman, had a concern about the hydrant location; Mr. Mather would like one at either intersection. Hal Romans that they submit it to OCWA , after the preliminary plat.

Ron DeTota said the applicant must show the sections on the plan. Concerning the pump station, there will have to be a generator provided as an alternate power source.
Grading plan added to the drawing, and move the westerly storm water easement.

James Palumbo asked if the property lines will follow the wetlands, Mr. Romans said that they would square off the property lines.

A motion was made by Karen Guinup seconded by Russ Mitchell to adjourn the Public Hearing to 4-23-2014.

Motion passed 7-0

Old Business: Adjourned Hearings:

****Case #2014-007 – Sunoco, Inc. (R&M) (3) – Site Plan, 8450 Oswego Road (adjourned from 1 previous meeting)**

No one was present for the applicant. A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the Public Hearing to 5-14-2014.

Motion Passed 7-0

Old Business: Hearings Closed:

****Case #2014-009 – Matthews Buses, Inc. (3)- Site Plan, 7707 Henry Clay Boulevard (adjourned from 1 previous meeting)**

****Case #2014-010 – Matthews Buses, Inc. (3)- Special Permit, 7707 Henry Clay Boulevard (adjourned from 1 previous meeting)**

Chairman Hess opened both Public Hearings. Mr. Durand explained the plan. The Dumpster enclosure will be on the west side of the building with a cover.

The applicant will use a company called Fleet Wash Services, to clean all the busses, They collect all the water after washing, therefore there will be no run-off , or contaminants going into the drainage.

Emerson is in touch with Jim Messenger attorney for Gary Bell, They will work through all their issues. As for the dust problem, since the trucks are gone there doesn't seem to be a problem anymore. Gary Bell is open to any suggestions from the Town.

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Karen pointed out the piles of gravel from the plows; Mr. Durant assured the Board that the gravel will be regarded.

James Palumbo asked if the 1 Handicap parking space is in compliance with ADA requirements. Mr. Durant said they will be compliant, however the parking space on the plan may be moved.

Michelle Borton asked for clarification on how many parking spaces there will be adjacent to the west side of the building and near the new gravel area. She noted a discrepancy between the parking space layout and labels in these areas. Mr. Durant clarified that, in total, there will be 19 employee spaces and 1 Handicap space as well as the 200 spaces for the buses.

Chairman Hess thanked the applicant for letting him and Russ Mitchell tour the operation on 7th North Street. Russ Mitchell said that after visiting the location he understands why the applicant wants to come into the new location. He hopes it becomes permanent. He doesn't see a lot of dust, and looks forward to have this company move in.

Mark Territo asked if they are planning to install a sign. Mr. Durand said they were and they will go through the sign permit application.

They will include cleaning the culverts on the plan, James Palumbo asked the applicant to put the drawing date on the plan, but the new plan should reflect the revised date. The Commissioner agreed.

A motion was made by Russ Mitchell to adopt a resolution using standard form # 10 SEQR determination for Matthews Buses Inc., Case #s 2014-009 and 2014-010, which the proposed action is an unlisted action and does not involve any Federal agency.

It is further determined that the proposed action will not have a significant effect on the environment and that this resolution shall constitute a negative declaration. Environmental, noise, odor and transportation impacts were all considered. Seconded by Karen Guinup.

Motion Passed 7-0

Russ Mitchell moved the adoption of a resolution using standard form # 70 Special Permit for Matthews Buses Inc., located at 7707 Henry Clay Blvd. case # 2014-10, based on a map by TDK Engineering, dated February 12, 2014 Revised April 7, 2014, numbered SP-1 seconded by Hal Henty.

Motion Passed 7-0

A motion was made by Russ Mitchell to approve the Site Plan approval using standard form # 20 for Matthews Buses Inc., case # 2014-009, located at 7707 Henry Clay Blvd.

Based on a plan by TDK Engineering Associates dated February 12, 2014 revised April 9, 2014 # SP-1 Seconded by Allen Kovac.

Motion Passed 7-0.

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SIGNS

Allied Sign Company - Longhorn Steakhouse – 7248 State Route 31

Zoned RC-1, Permit #45,315

Wall Signs – Applicant is proposing 5 wall signs, (1) 19.7 square feet, (4) 68.9 square feet, and with Internal Illumination. (Case #1491 – Area Variances received in July 2013) The proposed signs will meet the existing code.

Freestanding Sign – The applicant is proposing a new tenant panel on the existing freestanding sign, 20 square feet. (Case #1491 – Area Variance received in July 2013) The proposed sign will meet the existing code.

A motion was made by Hal Henty seconded by Michelle Borton to approve the sign as presented.

Motion Passed 7-0

Kassis Signs - Onondaga Flooring - 4166 State Route 31

Zoned RC-1, Permit 45,317

Wall sign – Applicant is seeking a 42.6 square foot wall sign with Internal Illumination, when 42.72 square feet is allowed. The proposed sign will meet the existing code.

A motion was made by Karen Guinup seconded by James Palumbo to approve the sign as presented.

Motion Passed 7-0

****Case #2013-037 – Wegman’s Food Market (3) – Preliminary Plat – 7519 Oswego Road (adjourned from 2 previous meetings)**

Wegman’s Concept Plan- Work Session Item

Catlyn Piatkowski, was present on behalf of the applicant. Ms. Piatkowski was joined by Matt Laster, Scott Freeman, Lisa Weinberg, and Amy Stephans.

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The purpose of tonight's work session was to allow Wegman's to explain their plans for the future of the plaza as a whole, along with the pending subdivision case currently before the Board.

Ms. Piatkowski explained that she is requesting to subdivide a parcel from the existing Wegman's parcel for the area containing the bank. She stated that Wegman's will still own the property but the bank will maintain it.

Ron DeTota has expressed his concerns about the sanitary sewer connections. He stated that there is a small portion of public sanitary sewer at the back of the site while the remainder of the sewer is private. He does not feel that the Town wants to take on the entire system within the Wegman's parcel, and this needs to be worked out before the subdivision can occur.

After much discussion between the Wegman's group and the Board, it was determined that Ms. Piakowski would come back with a subdivision on behalf of Wegmans, showing all parcels that would be involved. The group from Freeman Associates would return to the Board with a Site Plan, this plan would reflect any proposed subdivision.

Once these applications are an agenda item, the Board can act appropriately with what they have before the Board.

Scott Chatfield stated that we need to know how they plan to address the issues that were brought up tonight, and which path they are going to take. He would also need to review any new or proposed easements.

Hearing no further comments from the Board or the public, the Chairman accepted a motion to adjourn the matter.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the public hearing to May 14, 2014

Motion Passed 7-0

A motion was made by Karen Guinup seconded by Russ Mitchell to adjourn the meeting at 9:20 PM.

Motion Passed 7-0

Respectfully Submitted

Gloria Wetmore