

Regular Meeting
Planning Board
Town of Clay
April 23, 2014

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 23rd 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 Teritto	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers

A motion was made by Allen Kovac seconded by Russ Mitchell to approve the minutes of the April 9 2014 meeting.

Motion Passed 7-0

Public Hearings:

****7:30 PM - Case #2014-011 – *Stewart's Shops Corp.* (3)- Site Plan, 7669 Morgan Road.**

Chuck Marshall was present for the applicant; also present was Angelo Constantini of Hiram's tire. Mr. Marshall explained the plan Stewarts has 330 stores in NY and VT. They plan to eliminate the pump located on the side and add one more pump in the front. 6 pumps 3 + 1 dispenser, 3 gasoline and 1 diesel. They will upgrade the LED lighting, the canopy and soffit. They will redo the façade of the existing building with Hardy board. Mr. Marshall said that they had gotten approval on the variance from the ZBA at the last meeting.

Regular Meeting
Planning Board
Town of Clay
April 23, 2014

Chairman Hess stated that on drawing S-2 regarding the variance, the survey shows 16.1 ft side yard setback, it needs to be 17ft. You will have to go back to the ZBA to increase to 17 ft in order to build the addition.

Drawing S-3 keep illumination in your property line. On the north side 3-3.5 ft candles, You can't allow those light levels to spill onto others properties. Turn some of the LED's so they illuminate the parking lot.

Chairman Hess also advised Mr. Marshall he would have to go through the Planning Department for a sign permit.

Karen Guinup asked if they would putting ballads around the seating area, the plan shows 6in curbing, and that is not adequate.

She also asked about the dumpster enclosure, Mr. Marshall said they will use chain link fencing with vinyl slats. Karen said they have had problems with this type of enclosure and suggest the enclosure match the building façade.

James Palumbo asked if one dumpster would be adequate for the existing building as well as the new build. Mr. Marshall said that they will have 3 dumpsters 1 for the existing business and 2 for the Stewarts. He asked how they will deal with recycling, as it is a separate container. He also asked about the landscape plan. Mr. Palumbo suggested he look at the perimeter bushes, make sure they are very hardy and can withstand the harsh winters, and impacts from snow removal practices. He recommends a Bradford Pear in the triangle, Mr. Marshall said that maintenance will be problematic. Mr. Palumbo mentioned that the plan seems to have a good plant palette, just be sure you place them correctly.

Joyce Cerrito a resident of Bayberry is requesting side walks from the stop light at the corner of John Glenn to the Stewarts location. Dave Hess said there is no way to maintain the sidewalks through the winter, and they have to be maintained.

Mr. Palumbo agreed that there will be an increase in foot traffic from the bayberry community and a section of sidewalk to the point of Buckley Road terminating into Bayberry would be a good idea. Mr. Marshall said that Stewarts would be willing to put side walks in up to the NOVA property, and maintain them.

Karen Guinup added that NOVA is not at this meeting and this was a discussion for another time.

Dave Hess said NOVA would be before this Board on another issue at the end of May, Mr. Marshall could discuss the side walks with them at that time.

Chairman Hess asked about the county comment regarding the TIS (traffic impact study) He said the applicant will have to contact the county to discuss the elimination of the T I S. Dave Hess also thinks the County should be asked about a crosswalk or a pedestrian delay light.

Regular Meeting
Planning Board
Town of Clay
April 23, 2014

Hal Henty suggested Joyce Ceritto call the County concerning the delay light.

Ron DeTota add storm drainage information and more detail on drainage location on the plan, also note the variances on the plan, with date approved case# and a summery description.

Hal Henty made a motion to adjourn the Hearing to May 28 2014, seconded by James Palumbo.

Motion Passed 7-0

Old Business: Adjourned Hearings:

****Case #2014-012 – *Gaskin Development Corp. (River Grove)*, (3)- Amended Preliminary Plat, 3896 Gaskin Road. (Adjourned from 1 previous meeting)**

Chairman Hess asked if there was anyone present for applicant, and there was not.

A motion was made by Allen Kovac seconded by James Palumbo to adjourn this hearing to the May 14, 2014 meeting.

Motion passed 7-0

Old Business: Hearings Closed:

****Case #2013-032 – *Fastrac Amended Site Plan*, 8467 Oswego Road (Adjourned from 5 previous meetings)**

Matt Napierala was present for the applicant. He explained the revised plan. The dumpster was moved to the back of the building. The landscape was added to the plan, and the variance for the sign was approved at the April 14th ZBA meeting.

The parking spaces were increased from 41 to 44, the drive thru is a single lane with no bail-out. There was a lengthy discussion on this; Chairman Hess agreed with the applicant that the only car stuck in the lane is the car at the pick up window. James Palumbo noticed that if they eliminated 1 parking space they would be able to have a bail out lane.

Karen Guinup asked how the trash hauler will access the dumpster, Mr. Napierala explained the hauler will back into the area dump the container and exit the area straight out.

Regular Meeting
Planning Board
Town of Clay
April 23, 2014

The applicant stated that the photometric plan will be supplied at the next meeting.

James Palumbo asked about the curb cut on Oswego Road, what the striping does. It helps the drivers to enter and exit the site without incident. The entrance needs to be wider for truck movement. James added that this is a very active site, maybe the striping isn't necessary.

Dave Hess asked the applicant to come back with correct photomontage and pictures of the lighting fixtures.

Hal Henty made a motion to adjourn the Hearing to May 14, 2014, seconded by Karen Guinup.

Motion Passed 7-0

New Business:

Case #2014-018 – ***Beaver Hill Realty, Wildflower Section No. 1*** (5) Final Plat, 8946 Henry Clay Blvd.

Dan Barniba explained the plan, The first section consists of 5 lots. There are 5 approved septic systems. Conservatory is being reviewed by Robert Germain, Town Attorney. Waiting for a letter of credit posting. The road section between lot # 27 & 28 contract drawings are with the town Engineer for review of section # 2.

Scott Chatfield Council stated that Holly Shire Way should be used as a shared driveway with no access to Henry Clay Blvd. The condition on the plan should read Holly Shire Way is a private road until the dedication and section # 2 is developed. Revisions dated April 23, 2014.

A motion made by Michelle Borton using standard form # 40 Final Plat approval for Case # 2014-018 Beaver Hill Realty, Wildflower Section No. 1 located at 8946 Henry Clay Blvd. Based on a map by Phillips and Associates dated March 28, 2014 revised April 23, 2014. Seconded by Russ Mithell.

Motion Passed 7-0

Signs

Maple Road Associates (Mike Bragman Jr.) – *The Farmstead* – Section 2, Lot 97

Zoned R-15, Permit #45,356

Regular Meeting
Planning Board
Town of Clay
April 23, 2014

1 freestanding sign 6.8 feet by 3.5 feet, a total 23.8 square feet, when 24 square feet is allowed

The required setback is 25' from property line and a variance was obtained on April 14, 2014 to reduce this to 1'.

The proposed sign will meet the code.

Hal Henty made a motion seconded by James Palumbo to approve the sign as presented.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Karen Guinup to adjourn the meeting at 9:24 PM.

Motion Passed 7-0

Respectfully Submitted



Gloria Wetmore

