

A P P R O V E D

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 11th of December 2013. 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
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers

ABSENT:

The Chairman stated that the minutes of the previous meeting would not be approved tonight.

Public Hearings:

****7:30 PM – Case #2013-037 – *Wegman’s Food Market (3)* – Preliminary Plat – 7519
Oswego Road**

Catlyn Piatkowski, was present on behalf of the applicant. Ms. Piatkowski explained that she is requesting to subdivide a parcel from the existing Wegman’s parcel for area containing the bank. She stated that Wegman’s will still own the property but the bank will maintain it. She stated that it is being done for tax purposes and the bank will get the tax bill which should now be more proportionate. Mr. Chatfield asked why they are doing this as he has not heard of this practice before.

Chairman Hess asked if we should treat this as if there were going to be a different owner.

Mr. Chatfield stated that the subdivision approval process is not generally for the ‘convenience of a property owner’. Any easements would now have to run with the properties rather than the benefit of the owners.

Ron DeTota talked about his concerns. His first concern is that he would like to see the necessary ingress/egress easements that run through the site to the public roads shown on the map. His second concern is with 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. The County will need to grant permission, and they typically don’t like to see 2 lots on a

A P P R O V E D

private sewer system. Additionally, if the applicant is proposing to make this portion a public sewer, they would need to get permission from the Town Board and it is uncertain if the Board is willing to take a risk since the lateral is so close to the building; it would be a costly repair if there were to be a problem.

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.

The Chairman mentioned there is a dumpster sitting in the parking lot of the bank and the Board would like to see it in an enclosure and shown on the site plan as it was never approved previously. The plan should also show that the site will still meet the required parking.

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

A motion was made by Karen Guinup seconded by Russ Mitchell to adjourn the public hearing to February 12, 2014

Motion Passed 7-0

****7:35 PM – Case #2013-038 – *Thunder Road (VariTech) (3) – Amended Site Plan – 4533 Wetzel Road***

Tim Coyer of Ianuzi and Romans presented on behalf of the applicant. Mr. Coyer stated that this property is on the north side of Wetzel Rd. and is roughly 0.9 acres. They are looking to add 1,600 square feet to the existing 3,200 square foot cold storage building. Parking and drainage on the site will remain the same. It was also stated that a house has been removed from this site in the past.

Mr. Coyer stated that the applicant has obtained a variance for the sideyard setback at the November 11, 2013 ZBA meeting, and he stated that this will be noted on the revised map.

Chairman Hess stated that this proposal seems pretty straightforward.

James Palumbo asked if this addition will affect the number of employees/users on the site and Tim stated that the parking with the addition will meet the code, it will primarily be used for storage, so there won't be an increase from current conditions; the additional space will be accessed internally. Tim also stated that the parking will be gravel.

Russ Mitchell stated that he is impressed with this operation and asked the applicant if the need for additional space is the result of increased business. Mr. Scott DesRosiers of Vari-Tech stated that more of their product line now needs to be stored inside which created the need for this building.

A P P R O V E D

Hearing no further comments from the Board or the public, a motion was made by Russ Mitchell seconded by Karen Guinup to close the public hearing.

Motion Passed 7-0

A motion was made by Russ Mitchell, seconded by Allen Kovac to adopt a resolution using standard form # 10, SEQR determination for Case # 2013-038 *Thunder Road (VariTech)*, Amended Site Plan Approval, located at 4533 Wetzel Rd., be declared an unlisted action and a negative declaration as it appears to have no environmental impact which can not be mitigated and does not involve any other permit granting agencies, including the Federal Government. This project will contribute to growth and community character, and poses no excessive impact on traffic.

Motion Passed 7-0

A motion was made by Russ Mitchell, seconded by Hal Henty, using form # 20, granting Site Plan Approval to the *Thunder Road (VariTech)*, on property located in the I-1 zoning district, located at 4533 Wetzel Rd., for Case # 2013-038, based on a map by Ianuzi and Romans, being file # 2644.003, sheets 1 of 2 and 2 of 2, dated September 27, 2013, last revised December 11, 2013, subject to all engineering and legal requirements, and the condition that the variances that were obtained be put on the plan.

Motion Passed 7-0.

****7:40 PM – Case #2013-039 – *King’s Subdivision (3) – Preliminary Plat – 8700 Caughdenoy Road***

Hal Romans was present on behalf of the applicant. Mr. Romans stated that this is a 2-lot subdivision on the west side of Caughdenoy Rd., approximately 2000-3000 feet north of NYS Route 31. The parcel is zoned I-2 and has an existing house on it. The remaining portion of the lot is used for wood harvesting and there is a dirt road that accesses this portion. The house currently uses an existing septic system. Mr. Romans next addressed the County Comments to the Board and he stated that they will continue to use the existing driveway.

Chairman Hess did not understand why the County made the comment about the septic system. Hal Romans wasn't sure but he thought it is possible they are thinking that if a new structure is built, the County would have to give approvals for this. In either case, the applicant will check with the County Health Department to make sure any issues are resolved so that they will sign off on the map.

The applicant stated that the reason for this subdivision is his granddaughter wants to own the house, but not all of the land that is part of the parcel.

A P P R O V E D

Karen Guinup asked what distance from the road the house is located and expressed her concern if this really fits the scope of the I-2. We are creating a 1-acre I-2 lot, and while the zoning allows this, it is not practical. Mr. Romans stated that there are existing properties this way now. He also said that the 'new industrial user' needs a smaller parcel than they have in the past, should the need arise for more land, they could combine the parcels.

Chairman Hess believes that sewers will become a reality for this area sooner than we think and therefore has concerns; he feels this lot should be bigger.

Hal Romans stated that they could take the line back 300 feet which would create a bigger lot, and room for a building that would meet setbacks should the need arise.

Hearing no further questions or comments the Chairman asked if the applicant could have an alternative proposal at the next meeting and they stated that they could.

A motion was made by Hal Henty seconded by James Palumbo to adjourn the public hearing to January 8, 2014

Motion Passed 7-0

Old Business: Adjourned Hearings:

****Case #2013-011 Gary Greer, Lands of Francis Greer (3)- Preliminary Plat, 4787 Grange Rd. (Adjourned from 7 previous meetings)**

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Russ Mitchell, seconded by Karen Guinup to adjourn the public hearing to February 12, 2014.

Motion Passed 7-0

***Case #2013-018 – Michael Bell – (5) Special Permit referral, 10152 Caughdenoy Road (Adjourned from 5 previous meetings)**

Chairman Hess explained that the applicant has requested an adjournment.

A motion was made by Al Kovac seconded by Hal Henty to adjourn the public hearing to January 22, 2014.

Motion Passed 7-0

****Case #2013-026 – Rite Aid Warehouse (Loading Docks) (3)- Site Plan, 7245 Henry Clay Blvd. (Adjourned from 4 previous meetings)**

A P P R O V E D

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn to January 22, 2014.

Motion Passed 7-0

****Case #2013-032 – *Fastrac Markets* (3) – Amended Site Plan – 8467 Oswego Road
(Adjourned from 1 previous meeting)**

Chairman Hess stated that the applicant has requested an adjournment.

A motion was made by Karen Guinup, seconded by James Palumbo to adjourn the public hearing to February 12, 2014.

Motion Passed 7-0

Old Business: Hearings Closed

NONE

New Business:

SIGNS

3 i Graphics– *Moe's Southwest Grill* – 7558 Oswego Road

Zoned LuC-2, Permit #45,156

1 – new freestanding round sign of 14 square feet, 15 feet in height, internal Led illumination, where 32 square feet is allowed. This was revised from the previous meeting.

2 – wall signs, 1 (side elevation) sign 9 feet by 6 feet, 54 square feet, internal Led illumination, where 134.4 square feet is allowed and 1 (front elevation) sign 9 feet by 6 feet, 54 square feet, internal Led illumination, where 65.6 feet is allowed. The applicant received a variance for 2 additional wall signs to be located on the awnings only.

Eric Olsen was present on behalf of the applicant.

Chairman Hess stated that he did not understand where the breakdown occurred, as he felt the Board was very clear at the last meeting as to what was allowed and not allowed to occur with this signage.

A P P R O V E D

Mr. Olsen explained that there was a misunderstanding, the signs that were not approved were installed, but then they were taken down within a few days. He then explained that a variance was received from the ZBA for additional signage, and it was clarified that this approval was for awning signs only, and not wall signage.

Ms. Guinup stated that the silhouette portion of the request was not approved by the ZBA and shouldn't be part of this request. Mr. Olsen disagreed and stated that was not his interpretation of the approval as he felt these are not signs. He said the only restriction made by the ZBA was that the signs were restricted to the awnings. Mr. Olsen said that the ZBA application included the silhouette and that is what was approved. This item was going to be verified by the Commissioner of Planning & Development for the next meeting.

The proposed freestanding sign was discussed next. Mr. Olsen stated that he went back to the owner with the Board's request for a monument sign, and he said that his corporation does not allow this type of sign. The alternative is now a 15' pole sign, with a smaller overall sign square footage.

Russ Mitchell feels that the building is so prevalent that any freestanding signage shouldn't be any taller than 6 feet. He is not in favor of this proposal.

Chairman Hess feels that the freestanding sign isn't needed at all since there are already 2 wall signs.

James Palumbo appreciates the reduction and feels that a 6' height would be better. This proposed 15-foot tall sign would be similar to Pawn King just down the road. This sign would block what they've done with the wall signage.

Al Kovac feels that the building design is already good, and the wall signs clearly identify the site.

Karen Guinup feels that a 3 foot diameter on a 15 foot pole isn't as effective as it would be lower to the ground especially because there is a lot of other stuff already there.

Mr. Olsen feels that a 6 foot height wouldn't work proportionally and the design wouldn't make sense, he will take this suggestion back to the owner and see if they can do something that makes sense.

Russ Mitchell stated that whatever sign is approved, it must have the address on it.

The Board determined that they want to see a rendering of a 6 foot sign proposal, and we will clarify the issue of what specifically the ZBA approved.

Mr. Olsen wants to make sure of what specifically he is proposing to the owner, and he noted that the shape may change.

A P P R O V E D

James Palumbo stated that the Board doesn't have an issue with the shape or square footage of the sign, but it does have an issue with the height; they don't have to further shrink the square footage of the sign.

Hearing no further comments a motion was made by Russ Mitchell seconded by Al Kovac to adjourn the matter to January 8, 2014.

Motion Passed 7-0

Victory Sign, Inc. Sears Roebuck and Company – 4155 State Route 31

Zoned RC-1, Permit #45,210

3 – wall sign face changes (signs A, B, C), each 15 feet 3 ½ inches by 48 inches, each 61.17 square feet, with channel letters, LED Face Lit.

1 – wall sign face change (sign E), 30 inches by 21 feet 6 ½ inches, 53.85 square feet, with channel letters, LED Face Lit.

1 – wall sign face change (sign F), 2 feet by 17 feet, 34 square feet, with illuminated wall cabinet.

The Board stated that this is basically a color/logo change for Sears.

A motion was made by Karen Guinup, seconded by Al Kovac to approve the sign as presented.

Motion Passed 7-0

Work Session:

Avicolti- A proposal has been made by Avicolti Restaurant to construct a driveway to an existing pole barn. The Commissioner stated that the Board's opinion was needed as there were some outstanding issues from the last time this applicant was here.

The Board stated that as was the case with the last proposal, the applicant needs to delineate where the wetlands, and the 100 foot buffer exist, as this driveway may encroach on that. Once this is depicted on the map, the applicant can resubmit it for the Board to look at.

Regular Meeting
Planning Board
December 11, 2013

A P P R O V E D

A motion was made by Hal Henty, seconded by Michelle Borton to adjourn the meeting at 9:15 PM.

Motion Passed 7-0

Respectfully Submitted

Mark Territo