

APPROVED

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 March 13, 2019. Chairman Mitchell called the meeting to order at 7:30 PM. All joined in the Pledge of Allegiance, and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chairperson
	Michelle Borton	Member
	Hal Henty	Member
	Scott Soyster	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

A motion was made by Jim Palumbo seconded by Scott Soyster to approve the minutes of the previous meeting.

Motion Carried 6-0

New Business:

*7:30 P.M. Case #2019-006 – **The Great Outdoors Recreation Center, Inc. (5)** – Special Permit Referral – 4155 NYS Route 31

A motion was made by Michelle Borton seconded by Hal Henty to adjourn this case to the March 27, 2019 meeting.

Motion Carried 6-0

7:35P.M. Case #2019-007 – **Bryant & Stratton College (3) – 7805 Oswego Road – Amended Site Plan

Russ Mitchell opened the public hearing, Stephanie Henry of Silvestri Architects and Mr. Peter Casilio of P.A.T. construction Management Corp. presented the plan. They will add a 3000 square foot second floor, 79 parking spaces, paint the block a two tone grey, wood tone façade around the entrance. Russ Mitchell said the variance for the parking needs to be added to the plan as well as how many spaces are required and how many you will actually have.

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He also asked if there are 250 students please explain the parking, Ms. Henry said not all students will be on campus at the same time. Some students will do classes on line.

What will the second story addition be for? Mr. Casilio said classrooms for future courses, offices and bathrooms.

Russ Mitchell asked if they will leave the concrete block, they said yes it will be painted they will add manufactured stone and wood look panels. The atrium glass will remain. New roof over the entrance. Chairman Mitchell said he is happy that you are going in this location.

Karen Guinup the dumpster enclosure needs to be painted to match the building and the town engineer can e-mail an example of the required gates.

Hal Henty asked about the Hours, Mr. Casilio said the hours that the County listed are the working hours not class hours, He asked if all 250 students would be on site in 1 day. Mr. Casilio said no. He added that being on a bus line many students would utilize public transportation.

Michelle Borton asked what the circles marked on the plan were for. Stephanie said they were either marking utilities or bollards. Also the parking lot renovation, paving and striping.

Russ Mitchell said the parking spaces need to be 9.5 x 20 feet, and the patio will have to have bollards around it.

Scott Soyster asked if there will be any new light poles. Mr. Casilio said no new poles just new heads, all LED lights.

Russ Mitchell said the Board needs an updated photometric and landscape plan.

Jim Palumbo this is a great use, the patio in back, will emergency vehicles be able to get around the back, with the egress doors.

With the patio south facing you should plant something that will block noise from the road and shade the sun.

Karen Guinup asked if any other locations will be closing when this location opens. Ms. Henry said yes the Carling Road campus. Will the steel around the doors be painted, yes.

The access road is in horrible shape with huge pot holes. Who is responsible for repairing it.

Scott Chatfield said the owner of the access road is to the west. Mr. Casilio said he thought the owners of the 3 buildings were responsible for the access road.

Bob Michealson of Cherrytree Circle said that the access road is the only way out of the 3 sites going north.

Russ Mitchell 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 Hal Henty seconded by Michelle Borton to adjourn this case to the March 27, 2019 meeting.

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Old Business:

****Case #2016-009 – *Nichols LD, LLC/Liverpool Sports Complex (3) – Site Plan – 7286 Oswego Road (Adjourned from 14 previous meetings)***

Russ Mitchell asked if there was anyone at the meeting representing the applicant. Hearing no one he closed the public hearing and asked for a motion.

A motion was made by Karen Guinup seconded by Hal Henty to deny this application without prejudice, due to the lack of communication with the Board.

Motion Carried 6-0

****Case #2017-031 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons – Commercial Development (3) Site Plan – NYS Route 31 (Adjourned from 21 previous meetings)***

****Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons, (3) - Preliminary Plat – NYS Route 31 (Adjourned from 15 previous meetings)***

Russ Mitchell opened both hearings, Marco Marzocchi presented the plan. Russ Mitchell asked what was happening with the path finder bank. Mr. Marzocchi said they haven't closed on the deal yet, but they are buying the bank, and they will lease it back to Path Finder Bank.

Hal Henty asked for new photometric plan, Mr. Marzocchi said they will present the new plans all at once. All the light poles will be 22 feet with a 3 foot base.

Russ Mitchell asked about the no left turn sign on parcel # 2. As well as the cover sheet needs to include the setback and the variance that was granted at the ZBA meeting including the Case # and date. The light pole height and base height. The Board also needs elevations for # 1, # 3 & # 4. Also waiting for the Army Corp, and DEC approval.

Ron DeTota said the sewer is moving along.

Russ Mitchell 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 Scott Soyster to adjourn both cases to the April 24, 2019 Meeting.

Motion Carried 6-0

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****Case #2018-049 – Ravada Hill Apartments, (3) Site Plan, 4850 Buckley Road (Adjourned from 3 previous meeting)**

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the March 27, 2019 meeting.

Motion Carried 6-0

****Case #2019-001 – Georgian Court Expansion (3) – Site Plan – Georgian Court (just north of Candlelight Circle) (Adjourned from 1 previous meeting)**

A motion was made by Hal Henty seconded by Karen Guinup to adjourn this case to the March 27, 2019 meeting.

Motion Carried 6-0

**** Case #2019-003 – McDonald’s Remodel (3) – Amended Site Plan – 3806 Brewerton Road (Adjourned from 2 previous meeting)**

Russ Mitchell opened the hearing. Laura Moynahan of Bohler Engineering presented the plan. Restriped the parking lot, 79 spaces. Added trees and shrubs along the drive-thru. Replaced the dumpster enclosure gates.

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

A motion was made by Scott Soyster seconded by Jim Palumbo to adopt a resolution using standard form # 10 SEQR for Case # 2019-003 – **McDonald’s Remodel** Amended Site Plan located at 3806 Brewerton Road. The proposed action 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 planned improvements to the site should not create any additional environmental impacts to the existing site.

Motion Carried 6-0

A motion was made by Scott Soyster seconded by Hal Henty in the matter of Case #2019-003 **McDonald’s Remodel** for Amended Site Plan located at 3806 Brewerton Road, using standard form # 20 be granted on a map by Bohler Engineering dated 1/18/2019 revised 02/20/2019 and numbered C-1, C-2, C-3, C-4, C-5, C-6, C-7, L 1 of 1 Survey 1 of 1 dated 11/16/2018.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Scott Soyster to adjourn the meeting at 8:45 P.M.

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Respectfully Submitted

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

Gloria J. Wetmore