

Regular Meeting
Planning Board
April 10, 2019

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 April 10, 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
	Allen Kovac	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: Scott Soyster Member

A motion was made by Michelle Borton seconded by Jim Palumbo to approve the minutes of the March 13, 2019 meeting.

Motion Carried 4-0 Al Kovac abstained due to his absence from that meeting.

A motion was made by Jim Palumbo seconded by Karen Guinup to approve the minutes of the March 27, 2019 meeting.

Motion Carried 5-0

Public Hearings:

Old Business:

****Case #2018-049 – Ravada Hill Apartments, (3) Site Plan, 4850 Buckley Road (Adjourned from 5 previous meetings)**

Russ Mitchell opened the hearing, Alex Wisnewski and Angelo Alberici presented the plan.

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Mr. Wisnewski, they increased the open parking by decreasing the number of parking spaces within the garages to 46 and increasing the available open parking to 101 spaces. Updated the dumpster enclosure, OCDOT accepted the traffic study.

Mr. Wisnewski met with Ron DeTota, the sewer capacity is good. 12 foot mounting height for the for the lighting.

Michelle Borton asked about the easement, Mr. Wisnewski said the 30 foot easement goes along the driveway.

Jim Palumbo said there were 2 different color light fixtures submitted, Mr. Alberici said they will all be grey.

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

A motion was made by Michelle Borton seconded by Karen Guinup to adopt a resolution using standard form # 10, SEQR determination for Case #2018-049 – **Ravada Hill Apartments**, Site Plan located at 4850 Buckley Road be declared an unlisted action and a negative declaration as it appears to have no impacts on growth, community character, traffic, and other environmental impacts have been conducted and will not be negatively impacted by the proposed action which cannot be mitigated and does not involve any other permit granting agencies, including the Federal Government.

Motion Carried 5-0

A motion was made by Michelle Borton seconded by Karen Guinup to adopt a resolution using form # 20, granting Site Plan Approval to Case #2018-049 – **Ravada Hill Apartments**, located at 4850 Buckley Road based on a map by LJR Engineering, PC dated 10/16/2018 revised 04/01/2019 and numbered 1 through 8 of 8. Drawing #604.015. Lighting plan by Topaz dated 1/16/2019 and numbered 1 of 2 & 2 of 2. Topo by Ianuzi and Romans, dated 3/13/2018 revised 6/01/2019. Architectural exterior prepared by Cassy Architectural Sheet # 1 and dated 01/03/2013. Subject to all legal and engineering requirements.

Motion Passed 5-0

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

A motion was made by Karen Guinup seconded Michelle Borton to adjourn this case to the May 8, 2019 meeting.

Motion Carried 5-0

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****Case #2019-007 – Bryant & Stratton College (3) – 7805 Oswego Road – Amended Site Plan(Adjourned from 2 previous meetings)**

Stephanie Hunt of Silvestri Architects, P.C. and Peter Fucillio, Consultant presented the plan. Stephanie Hunt explained the plan, they reworked the dumpster enclosure, added landscape along the outdoor seating area. Russ Mitchell said he liked what they did. He also said there is a vine detail on the landscape plan. Stephanie said the vine detail will be removed. Michelle Borton asked about the ingress and egress, Mr. Fucillio said it is a shared drive.

Karen Guinup asked if they would be replacing the roof, Stephanie said they would. All parking spaces will be 9.5 X 20 feet, and the drive isles need to be 20 feet. Karen asked why the dumpster enclosure gate isn't the gates that the Planning Board recommends. Please use the aluminum gates and mark it on the plan. The variance for the parking also has to be added to the plan.

Jim Palumbo Said that none of the Drawings are sealed by a professional. Also the dates need to be updated as original and revised . He also pointed out that there are some typos on the landscape plan.

Mr. Fucillio asked the board for a conditional approval. Russ Mitchell explained why the Planning Board doesn't do conditional approvals.

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

A motion was made by Al Kavac seconded by Karen Guinup to adjourn this case to the April 24, 2019 meeting.

Motion Carried 5-0

Hal Henty joined the Board at 8:15 PM

New Business:

Signs

Allied Sign Company – A T & T (Wegman's Plaza) – 3953 NYS Route 31

Zoned RC-1, Permit # 49,777

1 – Wall Sign – LED Internal Illumination, 30.69 square feet when 32.04 square feet is allowed. The proposed sign will meet the code.

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

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Motion Carried 6-0

Philadelphia Sign/Edward Hurzy – *St. Joseph's Health* – 8302 Provo Drive

Zoned O-2, Permit #49,798

2 – Wall signs – LED Internal Illumination, each one 9.7 square feet when 287 square feet is allowed.

1 – Freestanding sign face change of 19.3 square feet.

The proposed signs will meet the code.

A motion was made by Al Kovac seconded by Jim Palumbo to approve the sign as presented.

Motion Carried 6-0

Charles Signs, Inc. /rejuvn8 at Paparazzi – 4971 Bear Road

Zoned NC-1, Permit #49,802

1 – Freestanding sign face change of 28.7 square feet. Remove the banner sign and add the address number to both sides of the sign. The proposed sign will meet the code.

A motion was made by Hal Henty seconded by Karen Guinup to approve the sign with additions.

Motion Carried 6-0

Signarama Syracuse/Todd LaFlamme – *Marny & Co. Hair Studio* – 8395 Oswego Road

Zoned RC-1, Permit #49,805

1 Wall Sign – LED Internal Illumination 20.5 square feet when 26 square feet is allowed.

The proposed sign will meet the code.

A motion was made by Michelle Borton seconded by Jim Palumbo to approve the sign as presented.

Motion Carried 6-0

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Signarama Syracuse/Great Northern Mall – *The Great Outdoors* – 4155 NYS Route 31

Zoned RC-1, Permit #49,814

1 Wall Sign – LED Internal Illumination 220 square feet when 305 square feet is allowed. The sign measures 8 ft X 27 ft. The proposed sign will meet the code.

A motion was made by Michelle Borton seconded by Karen Guinup to approve the sign as presented.

Motion Carried 5-0 *Hal Henty was not on the Board for the approval of this sign*

Work Session

*Case #2018-029 - **UR-ban Villages (5)** - PDD Concept Plan referral, NYS Route 31 adjacent to Cicero Border (work session) (Adjourned from 5 previous meetings)

Jamie Sutphan Council, Steve Calocerinos Engineer, Florindo Pascarella, and Vittorio Pascarella were present. Ms. Sutphan presented architectural. They met with Cicero on the sewer, met with DOT, and will fill out the EIS. Vittorio Pascarella, they still want the 4 stories. As for the dumpsters, they try to hide them. Had a conversation with Cicero about the sewers; however they can't go any further until they know how many stories they will have. They are still looking to have public roads for the main roads through the development. The State is looking for interconnectivity.

Russ went over everything still needed.

1. Project schedule
2. EAF form
3. SQER
4. Graphics
5. Narrative

Where is Gordon with the traffic?

Karen Guinup said Betsy had an exception to full access. Mr. Pascarella explained the plan the buildings will be 18,900 sq. ft. There will be 12 commercial spaces approx. 2400 sq. ft. The rest of the space will be community area, office, possible pool, and flex space.

Russ said there are still 4 stories when 3 stories are per code. Jamie Sutphan said in a PDD it can be flexible, we would like the opportunity to convince the Board that 4 stories would work.

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Mr. Pascarella said that Salina and Dewitt are working on changing the code in their towns to accommodate mixed use concept.

Jim Palumbo asked if there was a potential for an architectural model, or 3-D model.

Hal Henty said he doesn't see a need for 4 stories, and doesn't think the Town will want the roads to be public.

Steve Calocerinos said the intent is to make the connector road and the road out to Route 31 public. All the interior roads will be private.

Hal Henty added that the roads are not wide enough for snow removal.

Michelle Borton said the lack of parking will have a big impact. The renderings show a lot of park land or green area, will there be enough parking. Michelle is also against the 4 stories.

Mr., Pascarella said they are doing this because they didn't want a cookie cutter development. He added that the PDD was put in place for more flexibility.

Jim Palumbo wants to see the mass of the buildings in a model, shown to scale. The Tocco Villagio buildings are 40 ft. and these buildings are 60 ft. He likes the Idea of this type of development, with his children soon to be out on their own he can see them living in this development.

Al Kovac said he can't see how this would fit in the Town. Does the town have any fire equipment that can handle a 4 story building?

Jamie Sutphan said the buildings will have sprinklers.

Karen Guinup said 4 stories is 60 feet and your 3 stories are 40 feet, 60 ft. buildings are taller than 2 of the hotels in the Town of Clay.

She pointed to the narrative; numbers of apartments are all different, 475, 458, and 470.

When you go before the Town Board you will need to have the actual number of apartments and number of retail spaces. The Town Board will tell you how tall the buildings will be and where the connector road will be placed on the plan.

The parking says 1.5 spaces and in another area it says 2 spaces per apartment. There will be mixed use and depending on the use you may need more parking.

Karen added that this is a very unique and interesting; it will require a lot of work and flexibility on the part of the applicant. This will be something new and exciting,

Russ Mitchell said we have talked this plan to death; this Board needs to get a report ready for the Town Board. The Town Board will weigh the comments and suggestions of the Planning Board.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn this work session to the April 24, 2019 meeting.

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Motion Carried 6-0

A motion was made by Karen Guinup seconded by Jim Palumbo to adjourn the meeting at 9:30 PM.

Motion Carried 6-0

Respectfully submitted

A handwritten signature in cursive script that reads "Gloria J. Wetmore".

Gloria J. Wetmore