

**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 8th day of August 2018 The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	<b>Russ Mitchell</b>	<b>Chairman</b>
	<b>Karen Guinup</b>	<b>Deputy Chair</b>
	<b>Hal Henty</b>	<b>Member</b>
	<b>Allen Kovac</b>	<b>Member</b>
	<b>James Palumbo</b>	<b>Member</b>
	<b>Scott Soyster</b>	<b>Member</b>
	<b>Mark Territo</b>	<b>Commissioner of Planning &amp; Development</b>
	<b>Ron DeTota</b>	<b>C&amp;S Engineers</b>
	<b>Scott Chatfield</b>	<b>Planning Board Attorney</b>
	<b>Gloria Wetmore</b>	<b>Planning Board Secretary</b>

**ABSENT:** **Michelle Borton** **Member**

All present joined in the pledge of allegiance

A motion was made by Jim Palumbo seconded by Scott Soyster to approve the minutes of the July 25, 2018 meeting.

**Motion Carried 6-0**

**New Business**

**\*\*7:30 P.M. Case #2018-035 – VIP Development/*True North Center for Children* (3) – Site Plan – 4431 Waterhouse Road**

Russ Mitchell opened the hearing. Jane Mako explained the plan; this will be a full service child care center. 146 children, hours of operation will be 6:30 AM to 6:00 PM, hoping to open in fall of 2019.

There will be two driveways on Waterhouse Road, 1 drive 100 feet from Morgan Road, enter at the east drive and exit at the west. The traffic study will be done after school starts.

Frank Montana sent the SWPPP to Onondaga County. There will be concrete sidewalks. Two enclosed playgrounds and a one natural play area to be added later.

LED fixtures for site lighting, plant trees along Morgan Road.

Russ said the signs need to go through a separate permitting process. He asked about dumpsters, Mr. Montana said they don't plan on using dumpsters just residential cans.

Hal doesn't understand the parking spaces. There should be 61 spaces there aren't nearly that many. Did the applicant get a variance to decrease the parking?

Russ asked the Commissioner of P&D what the Code requires for daycare. There was a lengthy discussion on the parking.

Russ said the subdivision still needs to be done.

Al Kovac said he is looking for fire lanes to get around the back of the building and they need to add fire hydrants to the plan.

Russ asked if the building will be sprinklered? Frank said yes they will.

Karen said they spoke of a natural play area, that will also need a fence.

Russ 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 Karen Guinup to adjourn this case to the September 12, 2018 meeting.

**Motion Carried 6-0**

**\*\*7:35 P.M. Case #2018-038 –Abdallah, LLC/*Anytime Fitness* - (3) – Site Plan – 7165 Buckley Road**

Russ Mitchell opened the hearing. Jim Hagan of Hagan Architects presented the plan; this is a fitness training facility on the corner of Buckley Road and Red Barn Circle. There will be 30 parking spaces; there are no more than 16 or 17 patrons at one time. They will keep the mature trees on the south of the property line, clean up the overgrown brush. There will be sidewalks on 3 sides of the building. Drainage will go to the south and the remainder will drain towards Buckley Rd. The drop-off will be graded and maintained.

The applicant has had discussions with Doug Wickman of the Town of Salina, he will be sending information on what this project will require to tie into the sewer. Will talk to National Grid about tying into the line along Red Barn Circle.

Photometric 20 ft poles, soffit lights on the building. The hours will be 24 hrs a day 7 days a week.

Wood frame building, with a wood truss roof. Large windows along the front elevation for full view from outside. Small multipurpose room for individual training, separate showers and water massage area.

Russ said we have no County Comments yet. We need a cover sheet and site plan, sheet #2 take the landscape off the utility sheet. Elevation sheet goes to the peak of the roof. Signs have to go through a separate permitting process. Russ also said they don't need two drives off Red Barn Circle, show the ingress and egress aligned with the driveway across the street.

Karen said the dumpster enclosure needs to match the building and have a metal gate. Put the zoning requirements on the plan, required and proposed.

Jim the roof gutters do you really need them Jim Palumbo questioned the drywells. Can you use something to disguise the utilities on the roof with a railing or something?

Ron DeTota said the dry well-being 4 ft X 5 ft deep in diameter, through time could fail this size isn't large enough for this size building. He asked what was sent to Doug Wickman, Send the discharge to the County DOT. Please mark the lighting fixtures on the photo metric plan.

Russ asked for any more comments or questions, hearing none he asked for a motion.

A motion was made by Karen Guinup seconded by Hal Henty to adjourn this case to the September 12, 2018 meeting.

**Motion Carried 6-0**

**Old Business:**

**\*\*Case #2016-013 – *America Stores – It* – Site Plan – Oswego Road (Adjourned 22 times)**

Russ Mitchell opened the hearing; Hal Henty excused himself from the Board at 8:50 P.M.

Joe Mastroianni presented the plan, he went over the changes made from comments at the last meeting. The guard rail was added, fencing is 80 ft off the back. 10 ft minimum for the drive some will be 13 ft wide.

Russ said that was not wide enough they should be 15-20 foot wide. He asked if they would be paved or gravel? Joe said they will be paved. There are lights on every building; Russ asked if they could put lights on every other unit.

Jim is concerned with the 10-foot wide drive not being wide enough first responder circulation.

Ron DeTota had many comments on wetlands, catch basins, water quality; he also needs a new SWPPP.

Ron said they have a unique approach to drainage; this also needs to be shown on the revised grading plan.

Russ asked if there were any more comments or questions, hearing none he asked for a motion.

A motion was made by Karen Guinup seconded by Jim Palumbo to adjourn this case to the September 12, 2018 meeting.

**Motion Carried 5-0**

Hal Henty returned to the Board at 9:10 P.M.

**\*\*Case #2018-005 – *Summit Realty Management, LLC, Clay Medical* (3) - Amended Site Plan – 8100 Oswego Road (Adjourned from 6 previous meetings).**

Russ opened the hearing; Jim Hagan handed out an E-Mail from national Grid. Russ asked if there were any questions, hearing none he closed the public hearing.

A motion was made Scott Soyster seconded by Al Kovac to adopt a resolution using standard form # 10 SEQR for Case #2018-005 – ***Summit Realty Management, LLC; Clay Medical*** Amended Site Plan located at 8100 Oswego 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. Potential impacts have been considered and it aligns with the community character.

**Motion Carried 6-0**

A motion was made by Scott Soyster seconded by Jim Palumbo to adopt a resolution using standard form # 20 for Case #2018-005 – ***Summit Realty Management, LLC; Clay Medical*** Amended

Site Plan located at 8100 Oswego Road, based on a map by Hagan Architects dated 10/16/2017 revised 6/24/2018. #1&#2 Photometric Dated 4/17/2018 and land survey by Ianuzi and Romans # 1491.001 dated 9/17/1986 revised 12/15/1997. Conditioned upon approval of all legal and engineering as well as the formal letter from National Grid put in the file.

**Motion Carried 6-0**

**\*\*Case #2018-031 – J.P.B. Fire Services, Inc. (3) – Site Plan – 4675 & 4683 Burr Drive (Adjourned from 1 previous meeting)**

Russ Mitchell opened the hearing; Ric Maar of Dunn & Sgromo explained that there were a few changes from the last meeting. They removed the planter entirely; they also removed and replaced the light pole. Russ said the applicant had done exactly what was asked for. The Board thanked them. This Board cannot move on this case until after the 8/20/2018 Town Board meeting. Russ Mitchell closed the hearing.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn this case to the September 12, 2018 meeting.

**Motion Carried 6-0**

**Closed Hearings :**

**New Business:**

2018-007 – North End Commons, 3820 NYS 31, Final Plat

No Action

**Signs**

**Allied Sign Company – KFC– 3821 NYS Route 31**

Zoned RC-1, Permit #49,104

2 - Wall Signs – each are 50 square feet when 122 square feet are allowed.

Both signs will have internal illumination. These signs are face change/logo update and will meet the code.

A motion was made by Scott Soyster seconded by Jim Palumbo to approve the sign as presented.

**Motion Carried 6-0**

**Philadelphia Sign Company – Speedway – 4031 NYS Route 31**

Zoned LuC-1, Permit #49,284

1 - Wall Sign – one 14.32 square foot sign; name/logo change

1 - Canopy Sign – one 24.65 square foot sign; name/logo change

1 - Free-Standing Sign - one 30 square foot sign, face change. This sign will have internal illumination.

This property previously received variances for additional signage and thus these signs will meet the code.

NO L.E.D. for gas prices.

A motion was made by Karen Guinup seconded by Hal Henty to approve the sign as presented.

**Motion Carried 6-0**

**Frohling Sign Company – Verizon– 3850 NYS Route 31**

Zoned RC-1, Permit #49,326

2 - Wall Signs – one 22.9 square foot sign and one 35 square foot sign.

Both signs will have internal illumination. These signs are face change/logo update and will meet the code.

A motion was made by Karen Guinup seconded by Scott Soyster to approve the sign as presented.

**Motion Carried 6-0**

A motion was made by Hal Henty seconded by Al Kovac to adjourn the meeting at 9:30 P.M.

**Motion Carried 6-0**

Respectfully submitted



Gloria Wetmore