

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 12th day of September 2018. The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

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

All present joined in the pledge of allegiance.

Russ Mitchell told all the applicants and people representing the applicants that he wants a written list of all the issues gone over in the previous meeting for each case. That way everyone will be on the same page and it will be easier to figure what is left to deal with.

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

Motion Carried 5-0

Public Hearings:

New Business

****7:30 P.M. Case #2018-036 Gabor Subdivision (3) – Preliminary Plat – Morgan Road at Waterhouse Road, Case #2018-037 – Gabor – Final Plat Morgan Road at Waterhouse Road**

Russ opened the hearing, Tim Coyer presented the plan, Tim explained there are two lots they were subdivided. Lot #1 is 4.9 acres' lot #2 is 50.8 acres. Scott Chatfield asked if these lots were already approved why are they before this Board. Tim explained that there is a maximum amount of time that the paperwork has to be filed with the County; the County has no record of this subdivision being filed.

Russ Mitchell explained that this had already been approved, and there were no comments or questions they will go directly to final.

Scott Chatfield stated that the SEQR motion from the original approval stood, so there is no need to do another SEQR.

A motion was made by Jim Palumbo seconded by Scott Soyster to adopt a resolution using standard form # 40 Final Plat for case # 2018-037 Gabor Subdivision located Morgan Road at Waterhouse Road based on a map by Ianuzi and Romans dated May 13, 2018 and numbered 1279. Conditioned upon all legal and engineering.

Motion Carried 5-0

****7:35 P.M. Case #2018-040 –Timothy Day/Circle K - 3995 - (3) – Special Permit – 8578 Henry Clay Boulevard**

Russ Mitchell opened the public hearing, he explained that the Board is only going to consider the Special Permit, not approve any signs. The signs will have to go through a separate permitting process.

A representative on behalf of the applicant presented the plan. The applicant will remove the static price changer with an L.E.D. Sign for diesel and gas prices.

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

A motion was made by Scott Soyster seconded by Al Kovac to approve this Special Permit using standard form # 70 for case # 2018-040 –Timothy Day/Circle K - 3995 located at 8578 Henry Clay Boulevard.

Motion Carried 5-0

****7:40 P.M. Case #2018-041 – Sonbyrne Sales, Inc./Byrne Dairy Clay – (3) – Site Plan – 4739 Buckley Road**

Russ opened the hearing; Christen Brunell of Byrne Dairy presented the plan. The Town Board approved the Zone Change; 2.9 acres were changed to LUC-1 Limited Use Commercial for gas station. The proposed car wash has been removed. There will be 10 fueling dispensers, 42 parking spaces, 3 driveways; one of the drives will be Rt. In Rt. out only. This drive will line up with the A+ mini mart drive. There will be 5 ft sidewalks and a cross walk for Buckley Road.

Screen dumpster enclosure, lighting plan, no light will spill on any roadway or other properties. SWPPP has been submitted to County DOT. Mr. Brunell explained the signs. Russ Mitchell explained the separate permitting process for signs. The Board needs to have the proposed parking as well as the required parking on the plan. Remove the signs from the plan. The Board also needs a complete Site Plan; this is only one sheet. The position of the air station, it would be better if moved to the other side not in the drive. The outdoor ATM needs a special permit.

Jim Palumbo spoke on the landscape plan, he is not opposed to maples, and likes to see more plantings and prefers curb planted areas. Line the zone change line with white pines to shield the residential from the lights; he would also like to see more ornamental grasses. Going back to the Rt in Rt out only it should be made more pronounced.

Karen Guinup said the Board asks for the dumpster enclosure to be constructed of the same material as the building and use brushed metal gates. Add the parking spaces to the plan. County comments the right in right out may not be all they require we would like a letter from County DOT with approval.

Scott Chatfield asked if there was access to the remaining 3.9 acres zoned HC-1. Mr. Brunell said yes from Henry Clay Blvd.

A motion was made by Karen Guinup seconded by Scott Soyster to adjourn this case to the October 10, 2018 meeting.

Motion Carried 5-0

Old Business:

****Case #2016-013 – *America Stores – It* – Site Plan – Oswego Road (Adjourned 23 times)**

Russ Mitchell opened the hearing, Joe Mastroianni presented the plan, The Board asked for the road to be 15-20 feet wide.. The Board also asked for the wall pack lights to be on every other unit. That would make the lights 113 ft apart, they would like to ask the Board to reconsider the lighting. Russ apologized for the last meeting saying 15 ft lane width, the min should be 20 ft. Russ moved on to the grading & drainage, Joe said the roof water will run off into a landscape planter.

Jim asked for more detail on the grading plan, needs clarification on the landscape planters. He also is concerned about the lights; they look like they will shine directly on to the residential.

Karen the north access drive is 24 ft, I don't see one on the other side, and will all the fencing around the whole site be chain link. Joe said yes. Jim is not a fan of chain link fencing; he would like to see an ornamental fence at least out front.

Scott Chatfield said the minimum drive isles are 20 foot as per the Town of Clay code.

Ron DeTota Said he knows the applicant is working with the Army Corp on the wetlands. We need more detail on the grading, so the water going to the swale isn't impeded and will flow properly. Ron also told the applicant to check out the lighting at the Henry Clay Blvd. Storage units.

Joe said he will bring a sample of lights.

Russ asked if anyone had any comments or questions, Nancy Platz of 3648 Black Brant said the water is a problem, when the trees were taken down the water was worse. What happened to the wetlands? Joe said they are working with the Army Corp and they are following all the rules.

Jerry Stuart of 3672 Black Brant showed the Board a picture of the view from his back yard, He will e-mail the picture to Mark Territo for the file.

A motion was made by Karen Guinup seconded by Scott Soyster to adjourn this hearing to the October 10, 2018 meeting.

Motion Carried 5-0

****Case #2017-031 – *Widewaters Commons* (3) Site Plan – NYS Route 31 (Adjourned from 15 previous meetings)**

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn this case to the September 26, 2018 meeting.

Motion Carried 5-0

****Case #2017-046 – JOLU Development –*Laurel Springs Assisted Living* (3) - Amended Site Plan West Taft Road (Adjourned from 7 previous meetings)**

Russ Mitchell opened the hearing. James Trasher of CHA explained the plan; they propose a solid fence to shield the neighbor. They also added a landscape buffer. The lights are 12 ft mounting height with no spillage. There is a five-foot side walk to Birchwood. The dumpster has been moved to the back. The dumpster enclosure needs to match the building and the gate is powder coated metal.

Cathy Cerrillo Hillenbrand of 4849 Taft Road thanked the applicant for being a good neighbor.

Russ looked at all the comments that were made by Cathy and recommended she plant arborvitae in her side of the fence, for privacy. They grow very fast and very tall.

Jim Palumbo thanked Jim Trasher for listening to the Board and the neighbor.

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

A motion was made by Al Kovac seconded by Scott Soyster to adjourn this to the September 26, 2018 meeting.

Motion Carried 5-0

****Case #2018-003 – Widewaters Farrell Road II Company, LLC/*Widewaters Commons*, (3)- Preliminary Plat– NYS Route 31 (Adjourned from 9 previous meetings)**

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn this case to the September 26, 2018 meeting.

Motion Carried 5-0

****Case #2018-019 – *Train Hard Fitness* (3) - Site Plan-8180 Oswego Road (Adjourned from 3 previous meetings)**

Tim Coyer of Ianuzi and Romans presented the plan (see attached). There was a lengthy discussion on adding a man hole; there was a conclusion to this they will be able to connect to the sewer without adding a man hole. This will be reflected on the plan. Russ asked if they could move the walkway out from the building for safety reasons. Tim Coyer explained the walkway is 3 feet away from the building. Russ asked if there were any comments or questions, hearing none he closed the hearing.

A motion was made by Al Kovac seconded by Karen Guinup to adjourn this case to the September 26, 2018 meeting.

Motion Carried 5-0

****Case #2018-035 – VIP Development/*True North Center for Children* (3) – Site Plan – 4431 Waterhouse Road (Adjourned from 1 previous meeting)**

Russ Mitchell opened the hearing, Matt Napierala of Napierala Consulting and Madonna Millerschin of VIP Architecture presented the plan. Site Plan modification, 61 parking spaces. Ron is reviewing the SWPPP. The traffic study was done last week.

Russ looked over the plan and wants all the parking done now, including the future parking. Jim agrees with the parking. Scott Soyster said the directional signs are confusing.

Russ asked if there was an overhang on the front of the building. Madonna said there is a portico in the front and there will be a covered concrete pad in the back.

Jim explained the signs have to go through a separate permitting process.

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

A motion was made by Karen Guinup seconded by Al Kovac to adjourn this meeting to the September 26, 2018 meeting.

Motion Carried 5-0

****Case #2018-038 – Abdallah, LLC/*Anytime Fitness* - (3) – Site Plan – 7165 Buckley Road (Adjourned from 1 previous meeting)**

Russ opened the public hearing, Jim Hagan presented the plan. Added the cover sheet, added the zoning on the site plan. Moved the drive to the East. They will use rolling totes and have an enclosure, with 3ftX6ft gates.

Mark on the plan that the signs on the plan are not considered for approval. Scott Soyster explained that they will have to go through a separate permitting process.

There was a lengthy discussion on dry wells. Ron said he is not a fan of dry wells, with the winters we have I am worried about the silt clogging the system.

Jim Hagan showed the building materials. Getting a formal agreement with the Town of Salina, from Doug Wickman.

Going over the County comments Russ said they need to submit a traffic letter, and add the sidewalks along Buckley Road.

A motion was made by Al Kovac seconded by Scott Soyster to adjourn this case to the September 26, 2018 meeting.

Motion Carried 5-0

Closed Hearings:

**** Case #2018-031 – *J.P.B. Fire Services, Inc.* (3) – Site Plan – 4675 & 4683 Burr Drive (Adjourned from 2 previous meetings)**

Russ Mitchell said everything the Board was waiting for has been submitted, Russ asked for a motion.

A motion was made by Scott Soyster Seconded by Jim Palumbo for approval of SQER determination using standard form #10 for Case #2018-031 – *J.P.B. Fire Services, Inc.* located at 4675 & 4683 Burr Drive 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.

Motion Carried 5-0

A motion was made by Scott Soyster seconded by Al Kovac for Case #2018-031 – *J.P.B. Fire Services, Inc.* located at 4675 & 4683 Burr Drive Site Plan Approval, using standard form # 20 granted based on a map by Dunn and Sgromo, numbered 1251.001 dated 7/26/18 revised 8/20/18. Conditioned upon all legal and engineering.

Motion Carried 5-0

New Business:

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

No Action

2018-039 – River Grove – Final Plat – 3696 Gaskin Road

No Action

Signs

Signarama –*Metabolic* – 7608 Oswego Rd (Bayberry Plaza).

Zoned RC-1, Permit #49,391

1 – Wall sign – One 30 square foot wall sign when a 60 square foot sign is allowed. The proposed sign will meet the code.

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

Motion Carried 5-0

Allied Sign Company – *Nelson Associates (Sharon Chevrolet)* – 3687 NYS Route 31

Zoned HC-1, Permit #49,402

1-Freestanding Sign – 28 square feet and 19 feet high sign when a 32 square foot and 25 feet high sign is allowed. The proposed sign will meet the code. Add the Street # on the pole.

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

Motion Carried 5-0

Victory Sign Inc. – *Wingate by Windham* – 3979 NYS Route 31

Zoned RC-1, Permit #49,449

2 – Wall signs – One 101 square foot wall sign when a 678 square foot sign is allowed and one 33.8 square foot wall sign when a 46.4 square foot sign is allowed. The proposed signs will meet the code.

1- Freestanding Sign – 25 square foot face change when a 32 square foot sign is allowed. The proposed sign will meet the code.

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

Motion Carried 5-0

Kassis Superior Signs – *Bulbul Middle Eastern Cuisine (Glenn Crossing)*– 7421 Oswego Road

Zoned RC-1, Permit #49,455

1 - Wall Sign – one 33 square foot sign when a 52.8 square foot sign is allowed

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

Motion Carried 5-0

Kassis Superior Signs – *Pathfinder Bank* – 3775 NYS Route 31

Zoned NC-1, Permit #49,457

Kassis Signs – *Pathfinder Bank* – 3775 NYS Route 31

Zoned NC-1, Permit #49,460

1 - Wall Sign – one 14.5 square foot sign when a 16 square foot sign is allowed. Add the Street # on both sides of the Pylon.

1 - Free-Standing Sign - one 24 square foot sign is proposed, when a 24 square foot sign is allowed. This sign will have internal illumination.

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

Motion Carried 5-0

A motion was made by Al Kovac seconded by Karen Guinup to adjourn the meeting at 11:05 PM.

Motion Carried 5-0

Respectfully submitted



Gloria Wetmore