

**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 14th day of November 2018 The meeting was called to order by Chairman Mitchell at 7:30 PM, All present joined in the pledge of allegiance. 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>Michelle Borton</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>

A motion was made by Michelle Borton seconded by Karen Guinup to approve the minutes of the previous Planning Board meeting.

**Motion Carried 7-0**

**Public Hearings:**

**7:30 P.M. \*\* Case #2018-046 – *Randy Brown Subdivision, Phase IV*, 9623 Black Creek Road (3) – Preliminary Plat**

Russ Mitchell opened the hearing; Randy Brown Property owner presented the plan. The applicant plans on subdividing 32 acres. There are 2 flag lots. Russ Mitchell said Lot #5 there is a 20 ft right of way to lot #6. Cali Drive is a private road to Lot #1. Ron asked about the OCWA, Mr. Brown said they are just waiting for approval from the County; the Utilities are on the map.

Karen Lots # 5, 6, &7 and 1 & 4 will all be flag lots, all new easements will need to be dedicated. County comments may require you to meet driveway standards.

Scott Chatfield explained that the water access lot is illegal; it was never approved by this Board. You should talk to your attorney file a Quit Claim Deed back to you. Then if you want to give exclusive rights to the owner of lot # 5, you can do that.

Russ Mitchell asked if there were any 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 January 9, 2019 meeting.

**Motion Carried 7-0**

**Closed Hearings**

**\*\*Case #2016-013 – *America Stores – It* – (3) Site Plan – Oswego Road (Adjourned 25 previous meetings)**

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this case to the December 12, 2018 meeting.

**Motion Carried 6-0 Hal Henty abstained.**

**\*\*Case #2018-035 – VIP Development/*True North Center for Children* (3) – Site Plan – 4431 Waterhouse Road (Adjourned from 4 previous meetings)**

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the November 28, 2018 meeting.

**Motion Carried 7-0**

**Old Business:**

**\*\*Case #2018-041 - 2018-041 – Sonbyrne Sales, Inc./*Byrne Dairy Clay* – (3) – Site Plan – 4739 Buckley Road (Adjourned from 2 previous meetings)**

Russ opened the Public Hearing, Christian Brunelle Went over the questions from the previous meeting. (See attached).

Karen asked about the size of the dumpster and asked if the gates that the Board asked for would be used. Mr. Brunelle said yes they would.

Hal Henty asked about the spillover on to Henry Clay Blvd. will there be any glare. Mr. Brunelle explained that the lights are down lit and will not produce glare.

Russ Mitchell pointed out a photo of one of the other Byrne Dairy stores and requested the same look. It has a log cabin feel, and would look great on the well traveled corner. Russ asked if the applicant would take another look at the design.

Ron DeTota is meeting with the applicants engineer and would like to meet with the County on Drainage.

Jim Palumbo agreed with the Chairman, this corner is high profile. Please incorporate a stone façade around the poles on the building.

Karen Guinup pointed to the letter dated 11-5-18 from DOT, did they receive everything needed? Mr. Brunelle said yes. We will need a letter to that effect.

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

A motion was made by Hal Henty seconded by Al Kovac to adjourn this Case to the 11-28-2018 meeting.

**Motion Carried 7-0**

**New Business:**

**\*\* Case #2018-043 – North End Commons, 3820-3848 NYS Route 31 (3) – Amended Site Plan**

Russ Mitchell opened the hearing; Lisa Wennberg of Keplinger Freeman Associates presented the plan, Went over all the changes. They added a legend to the plan. Two twin 12” pipes were shifted to the left so they aren’t directly under the dumpster. Ron commented on the forse main.

Russ Mitchell asked for a motion.

A motion was made by Michelle Borton seconded by Karen Guinup using standard form #10 SEQR determination for Case # 2018-043 – North End Commons, 3820 NYS 31, for a Amended Site Plan 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 proposed action will not have significant impact traffic, wetlands, storm water flow, or other environmental resources.

**Motion Carried 7-0**

A motion was made by Michelle Borton seconded by Karen Guinup using standard form # 20 Amended Site Plan for Case #2018-043 – North End Commons, located at 3820-3848 NYS Route 31. Based on a map by Keplinger Freeman Associates dated October 30, 2017 revised November 7, 2018 and numbered L100, L101, L201, L203, L204, L205, L301, L401, L501, L601, L602, L604 , L701, L702, L703, L801. Sheet #L202 revised 11/14/2018.

Architectural sheets by Excel Engineering and Architecture PC numbered A1.1b & A2.0b and dated 9/12/18. Sheets A2.1, A1.1b, A.20 dated 9/11/18, revised 9/12/18.

Survey by CT Male Associates drawing # 17.0509 Sheets 1 & 2 dated 8/23/2017. Conditioned upon all legal and engineering.

**Motion Carried 7-0**

**Signs**

**Side Track Enterprises, LLC – 4975 NYS Route 31**

**Zoned NC-1, Permit #49,574**

1 - Freestanding Sign- Refurbish the existing freestanding sign, LED Internal illumination, 24 square foot sign. The applicant received a ZBA variance for nonconforming signage, Case # 1646, February 2017.

1 – Other Sign. Replace existing ‘Animal Kingdom’ sign with ‘Freight Yard’, 26 square foot sign. The applicant received a ZBA variance for nonconforming signage, Case # 1646, February 2017.

A motion was made by Scott Soyster seconded by Michelle Borton to approve the sign as presented.

**Motion Carried 7-0**

**Joe Kalil – Home Team Pub – 7990 Oswego Road  
Zoned RC-1, Permit #49,586**

1 - Freestanding Sign Face change for existing freestanding sign, LED back lit and face changes. This will meet the code.

2 – Wall Signs. Existing wall signs face change. This will meet the code. Add the street number on the monument sign.

A motion was made by Hal Henty seconded by Jim Palumbo to approve the sign as presented

**Motion Carried 7-0**

**The Image Press– Anytime Fitness – 7165 Buckley Road  
Zoned NC-1, Permit #49,596**

2 – Wall Signs. Two wall signs of 14.38 square feet each are proposed when two wall signs of 16 square feet are allowed. These will meet the code.

The Board did not approve the pylon sign. The Board would prefer a monument sign.

A motion was made by Hal Henty seconded by Al Kovac to approve the wall sign as presented

**Motion Carried 7-0**

**Anchor Sign– Well Now Urgent Care – 7375 Oswego Road  
Zoned RC-1, Permit #49,614**

1 - Freestanding One freestanding sign panel change of 26 square feet. This will meet the code.

2 – Wall Signs. Two wall signs of 35.22 square feet each are proposed when two wall signs of 102 and 104 square feet each are allowed. These will meet the code.

A motion was made by Scott Soyster seconded by Al Kovac to approve the sign as presented.

**Motion Carried 7-0**

**American Sign– Home Goods (Wegmans Plaza)– 3967 NYS Route 31  
Zoned RC-1, Permit #49,615**

2 – Wall Signs. Two wall signs one 233 square feet and one of 103.5 square feet each are proposed when two wall signs of 341 and 341 square feet each are allowed. These will meet the code.

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

**Motion Carried 7-0**

A motion was made by Hal Henty seconded by Al kovac to adjourn the meeting at 9:03 PM.

**Motion Carried 7-0**

Respectfully Submitted



Gloria Wetmore

**Byrne Dairy Planning Board Mtg. November 14th ,2018 Questions/Comments – Notes**

**Updated 11/15/18**

<u>Question/Comment</u>	<u>Response</u>
1. Dumpster enclosure – Plan View detail on C405 should be modified. Remove “box” that says “Final size of enclosure to be coordinated w/ Sonbyrne Sales”	
2. OCDOT wants existing road signs shown on plan to make sure there are no conflicts as mentioned in 11/05/2018 email from James Fensken (OCDOT)	
3. Obtain “Final approval” letter from OCDOT in regards to a full set of plans and SWPPP	
4. Look at building design enhancements: possible cultured stone like Onondaga Hill store PB Chairman to look at new Byrne Dairy Geddes (NY State Fair) store and give feedback	
5. Plumley Engineering and C&S Engineering to meet on November 27 <sup>th</sup> to review SWPPP and other drainage concerns to be coordinated with OCDOT along Henry Clay Blvd.	