

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 28th 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, and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chair
	Hal Henty	Member
	Michelle Borton	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 Jim Palumbo seconded by Al Kovac to approve the minutes of the previous meeting.

Motion Carried 6-0

Public Hearings:

**7:30 P.M. ** Case #2018-048 – *Allen Road Office Park Resubdivision of Lot #6*, (3)
Preliminary Plat 5229 West Taft Road**

Russ Mitchell opened the hearing, Tim Coyer of Ianuzi and Romans presented the plan. The parcel is 2.8 acres, existing Auto Zone, there are covenants on the property. Karen Guinup lots 6A & 6B have an easement will they give lot access. Tim said yes.

Ron DeTota note on the plan “no direct access to Taft Rd.”

Russ Mitchell asked if there were any comments or questions; hearing none he closed the public hearing, and asked for a motion.

A motion made by Michelle Borton seconded by Karen Guniup using standard form #10, for #2018-048 – Allen Road Office Park Resubdivision of Lot #6, Preliminary Plat located at 5229 West Taft 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 Michelle Borton seconded by Karen Guniup using standard form #30, for #2018-048 – Allen Road Office Park Resubdivision of Lot #6, Preliminary Plat located at 5229 West Taft Road. Based on a map by Ianuzi and Romans dated 10/22/2018 revised 11/28/2018 and numbered 2733.002, conditioned upon legal and engineering.

Motion Carried 6-0

Old Business:

****Case #2017-031 – *Widewaters Commons* (3) Site Plan – NYS Route 31 (Adjourned from 18 previous meetings)**

****Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons*, (3)- Preliminary Plat– NYS Route 31 (Adjourned from 12 previous meetings)**

Russ Mitchell opened both hearings, Marco Marzocchi presented. The project is alive and well. Tim Coyer of Iannuzi and Romans is working on the topographic, and should be complete by tomorrow.

We are waiting for preliminary approval from the DEC. We will be ready to break ground in the spring.

Karen Guinup said the Board needs to hear from The Army Corp before the project moves forward.

Russ Mitchell asked if there were any comments or questions; hearing none he closed the public hearing, and asked for a motion.

Karen Guinup made a motion to adjourn this case to the 1/09/2019 meeting, seconded by Hal Henty.

Motion Carried 6-0

****Case #2018-035 – VIP Development/*True North Center for Children* (3) – Site Plan – 4431 Waterhouse Road (Adjourned from 5 previous meetings)**

Russ Mitchell opened the hearing. Chairman Mitchell began by reminding the applicant that receiving the updated plans the night of the meeting is unacceptable. The plans need to be in the office of the Planning Commissioner the Thursday before the following meeting.

Neal Zinsmeyer of Napierala Consulting apologized to the Board. Mr. Zinsmeyer added an architectural plan in the pack. They put out feelers to contract for sewers; however no one wants to do the sewers. The applicant will put in a pump station, private sewer. Jane Amico of VIP Structures explained Tim Coyer is working with Mr. Gabor to get permission to cross his property to Norcross for the sewer.

Hal Henty said that the plan shows future parking; please remove that from the plan.

Russ Mitchell said all signs go through a separate permitting process. He asked if there were any more comments or questions. Hearing none he asked for a motion.

Al Kovac made a motion to adjourn this case to the January 9, 2019 meeting, seconded by Jim Palumbo.

Motion Carried 6-0

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

Russ Mitchell opened the public hearing, Christian Brunell of Sonbyrne Sales presented. Comments and updates from the previous meeting are attached. Ron DeTota met with Julian Clark of Plumley Engineering on the SWPPP, a slight change was made.

They added stone to the building base and the columns. Mr. Brunell brought a sample of the stone.

Added the propane cage, 1 ice chest, black shelving (5.5ft.) for seasonal items and a spill kit that will be located around the side. Russ Mitchell asked what would the seasonal items be, Mr. Brunell said bottled water, window washer fluid.

Will there be picnic tables, Mr. Brunell said yes with Bollards. The bollards will have brown sleeves to match the building.

Russ Mitchell asked if there were any more comments or questions.

Hal Henty Likes the plan.

Michelle Borton Good job.

Jim Palumbo Looks good

Al Kovac Pleased with the plan

Russ Mitchell Great job

Karen Guinup rocky start, but you did a fantastic job.

Russ Mitchell said when the Zone Change went through he was concerned about what might go in there. He is happy that Byrne is going in. Russ appreciates your cooperation.

Hal Henty made a motion to adjourn this case to the December 12, 2018 meeting, seconded by Karen Guinup.

Motion Carried 6-0

Closed Hearings:

****2017-008 – B & B Taft Road/Simons Agency (3), Site Plan, Wintersweet (Adjourned from 11 previous meetings)**

Karen Guinup made a motion to adjourn this case to the March 27, 2019, seconded by Jim Palumbo.

Motion Carried 6-0

New Business:

Signs

Morgan Communities Woodlawn Acres, AJ Signs – 3788 Timber Trail

Zoned R-APT, Permit #49,624

1 – Freestanding sign 24 square feet, External illumination lit from below, when 24 square feet allowed. This will meet the code.

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

Motion Carried 6-0

M & T Bank – 7538 Oswego Road

Zoned NC-1, Permit #49,632

2 – Wall signs face change, replacing two wall sign panels, one 30.25 square feet, one 32.6 square feet, internal illumination. These will meet the code.

1 – Freestanding sign face change, 32.6 square feet. This will meet code.
Add address number to the sign.

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

Motion Carried 6-0

M & T Bank – 3945 NYS Route 31

Zoned RC-1 Permit #49,633

4 – Wall signs, four sign face changes, one 31.6 square feet, internal illumination, one 20 square feet, internal illumination, one 45 square feet, internal illumination, one 45 square feet, internal illumination. These 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

M & T Bank – 5170 West Taft Road

Zoned O-2, Permit #49,634

1 – Wall sign face change, 18.2 square feet, internal illumination. This will meet the code.

1 – Freestanding sign 31.6 proposed when 32 square feet allowed, internal illumination. This will meet the code.

Add address number to the bottom of the sign.

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

Motion Carried 6-0

Kimbrook Plaza – 8395 Oswego Rd.

Zoned RC-1, Permit #49,643

1 – Wall sign, 47.2 square feet allowed and 29.38 square feet is proposed, internal led illumination. This will meet the code.

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

Motion Carried 6-0

The Image Press– Anytime Fitness – 7165 Buckley Road

Zoned NC-1, Permit #49,596

Stone base added to match the building. Add address number to the sign.

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

Motion Carried 6-0

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn the meeting at 8:45 PM.

Motion Carried 6-0

Respectively Submitted



Gloria Wetmore