

**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 23<sup>rd</sup> January 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:

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

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

**Motion Carried 5-0** Al Kovac abstained due to his absence from that meeting.

**Public Hearings:**

**New Business:**

Case #2018-057- **Signarama Syracuse/Todd LaFlamme (NOVA)** (3) – 4425 Buckley Road – Special Permit (LED)

Russ Mitchell opened the hearing, Todd Laflamme presented. The applicant went to the ZBA and obtained the variance, Karen Guinup said the brightness will be determined by the Town Code. Scott Chatfield said the State Code limits flashing 8 to 10 seconds; brightness is measured in candle areas or “nits” The Town has their own codes.

Russ Mitchell asked what type of messages will be on the sign, Mr. LaFlamme said it will be announcement type no advertising.

Jim Palumbo referred to the Code and added they cannot sell space for ads.

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

A motion was made by Michelle Borton seconded by Karen Guinup using standard form # 10 SEQR for Case #2018-057- **Signarama Syracuse/Todd LaFlamme (NOVA)** located at 4425 Buckley Road – Special Permit (LED)

The proposed action is an unlisted action and does not involve any other agency including the Federal Government. 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 was found that the action will not have a significant negative impact on the visual resources, traffic or community character.

**Motion Carried 6-0**

A motion was made by Michelle Borton seconded by Karen Guinup using standard form #70 Special Permit in the matter of Case #2018 -057- **Signarama Syracuse/Todd LaFlamme (NOVA)** located at 4425 Buckley Road – Special Permit (LED) Based on a map by Signarama Dated October 22, 2018 and named NOVA, Inc. & an additional map labeled Exhibit A. Conditioned on all legal and engineering.

**Motion Carried 6-0**

**Signarama-NOVA- 4425 Buckley Road**

Zoned R-APT – Permit # 49663

1 addition of an Electronic message sign to the existing sign.

A motion was made by Hal Henty seconded by Michelle Borton to approve the sign as per the Town of Clay code for Electronic Signs.

**Motion Carried 6-0**

**\*\*Case #2016-013 – America Stores – It – (3) Site Plan – Oswego Road (Adjourned 27 previous meetings)**

Chairman Mitchell opened the case, Hal Henty left the Board at 8:05 pm. Scott Soyster joined the Board at 8:07 pm. Mr. Mastroiani presented. They add a guide rail to block the detention pond. He pointed out the preserve on the plan, Mr Mastroiani met with Ron DeTota, need top soil, and silt fence. Add fencing detail to the plan as well as the storm water planters along the front. White pines and ornamental pears along the residential. Jim Palumbo recommended ornamental grasses for the storm water planters.

Russ Mitchell said he wants the pine trees offset between the ornamental pears.

Mr. Mastroanni showed the drawing of the exterior building, stone base with vinyl siding. Karen Guinup asked if the siding was metal or vinyl, Mr. Mastroanni said it is vinyl. Jim Palumbo asked if the roof would be Asphalt, Mr. Filkins said yes.

Regular Meeting  
Planning Board  
January 23, 2019

Mr, Mastrioanni explained his plan for SWPPP, showed the guide rail and the fences, chain link with epoxy coating, and ornamental across the front. Karen Guinup recommended all the fences be black.

He continued by showing the storm water planters, and plant sizes, the applicant is waiting for a few more things on the SWPPP.

Michelle Borton asked for detail on the gates for the ornamental fence.

Karen Guinup said the wall packs need to be added to the plan, and asked if there would be any pole lights, there will not.

Russ asked the Board 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 February 27, 2019 meeting.

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

Case #2018-060 – **Emerald Equipment Laydown Yard Expansion (3)** – 7600 Morgan Road – Site Plan

Hal Henty returned to the Board at 8:35 P.M.

Russ Mitchell opened the hearing, Geoff Hillenbrand of Plumbley Engineering presented the plan. The plan is to do some clearing to make room for the new parking lot; the building will be used to store piping.

Hal Henty asked if there will be lighting, Mr. Hillenbrand said there will be no new lighting.

Russ Mitchell said the Board will need more detail for a site plan. We want to bring this site up to current standards.

Karen asked if they had seen the County Comment,

Ron DeTota said the wetland delineation was done in 2015, which is within the 5 years. Still need SWPPP and a letter regarding the National Grid easement.

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

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the February 27, 2019 meeting.

**Motion Carried 7-0**

**Old Business:**

Regular Meeting  
Planning Board  
January 23, 2019

\*\*Case #2018-035 – True North Center for Children (3) Site Plan, 4431 Waterhouse Road  
(Adjourned from 7 previous meetings)

A motion was made by Karen Guinup seconded by Hal Henty to adjourn this case to the February 13<sup>th</sup>, 2019 meeting.

**Motion Carried 7-0**

\*\*Case #2018-047 – Loretto Buckley Landing Garage, (3) Site Plan, 7430 Buckley Road  
(Adjourned from 1 previous meeting)

Russ Mitchell opened the public hearing; Alex Clement Architect explained the plan. They enlarged the parking spaces to 9' 6" X 20', they were granted a side lot variance, added a dumpster enclosure with metal gates.

Jim Palumbo said the slats should be horizontal instead of vertical, this will be better for screening. The applicant agreed.

Karen Guinup asked if the applicant had received the photo of the required gates. The material used for the enclosure is vinyl fencing and will not hold up. Most enclosures are made of block.

Russ Mitchell agreed, He asked the applicant if they understood what the Board was asking for and what was expected. The applicant said they were, and the board was very clear.

Russ Mitchell asked for a motion to adjourn.

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the February 13<sup>th</sup>, 2019 meeting.

**Motion Carried 6-0**

\*\*Case #2018-049 – Ravada Hill Apartments, (3) Site Plan, 4850 Buckley Road (Adjourned from 1 previous meeting)

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the February 13, 2019 meeting.

**Motion Carried 6-0**

**Closed Hearings**

\*\*Case #2016-003 – J. Alberici & Sons Inc., Woodside Estates Apartments (3). – Site Plan–  
Oswego Road adjacent to Shoveler Lane (Adjourned from 24 previous meetings)

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the February 27, 2019 meeting.

**Motion Carried 6-0**

\*\*Case #2017-046 – JOLU Development –Laurel Springs Assisted Living (3) - Amended Site Plan - West Taft Road (Adjourned from 11 previous meetings)

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the February 27, 2019 meeting.

**Motion Carried 7-0**

**Signs**

**Sign and Lighting Services – Starbucks, North End Commons – 3820 NYS Route 31.**

Zoned RC-1, Permit # 49,708

2 – Wall signs – One 12.56 square foot wall sign is proposed, when a 226 square foot sign is allowed, and one 17.17 square foot sign proposed when a 226 square foot sign is allowed. The proposed signs will meet the code. Starbucks logo sign as depicted on the south elevation and the Starbucks sign as depicted on the north elevation.

A motion was made by Jim Palumbo seconded by Karen Guinup to approve the sign as presented with description.

**Motion Carried 6-0**

**Charles Signs – Wildflower- Neighborhood ID Sign – 4501 Hollyshire Way**

Zoned RA-100, Permit #49,693

1 - Freestanding Sign – Applicant is proposing a 24 square foot monument sign; a 24 square foot sign 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**

A motion was made by Hal Henty seconded by Al Kovac to adjourn the meeting at 8:50 P.M.

**Motion Carried 7-0**

Respectfully submitted

  
Gloria Wetmore