

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 the 12th of December 2018. The meeting was called to order by Chairman Mitchell at 7:30 PM. All joined in the pledge of Allegiance, and upon roll being called, the following were:

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|-----------------|-----------------|--|
| PRESENT: | Russ Mitchell | Chairman |
| | Karen Guinup | Deputy Chairperson |
| | 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 |
| ABSENT: | Michelle Borton | Member |

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

Motion Passed 5-0 Scott Soyster abstained due to his absence from that meeting.

Public Hearings:

****2018-047 Frank Mancuso, *Loretto Buckley Landing Garage, (3) – Site Plan – 7430*
Buckley Road**

Chairman Mitchell opened the public hearing. Alex Clement and Frank Mancuso were present on behalf of the applicant. Mr. Clement described the project; remove the temporary storage sheds, and build a 20 x 20 garage. They will add 3 parking spaces. The area they are using is the only viable area for the building.

Russ Mitchell said the generator that is on site needs to be added to the plan. In addition, there needs to be a proper dumpster enclosure. The variance that was approved at the ZBA meeting needs to be added to the plan.

Karen Guinup explained that the dumpster enclosure will match the building and the Board requires aluminum gates, Ron DeTota can e-mail the specs. Karen also pointed out that on page C-100 the parking spaces need to adhere to the Town Code.

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Russ asked if there were any more comments or questions, Hearing none he closed the Public Hearing.

A motion was made by Karen Guinup, seconded by Al Kovac to adjourn this case to the January 23, 2019 meeting.

Motion Carried 6-0

****2018-049 Ravada Hill Apartments, III. LLC, *Ravada Hill Apartments- Phase 3, (3) Site Plan – 4850 Buckley Road***

Chairman Mitchell opened the public hearing. Alex Wisniewski of LJR Engineering was present on behalf of the applicant. Mr. Wisniewski described the project. Zone Change to R-Apt has been granted. The site is the former Gravinias, consisting of 9 acres. There will be two drives off Buckley Road; they will demo the existing building.

The applicant proposes three stories with onsite parking as per code, two spaces per apartment. Architectural will mimic the adjacent apartments. There is a dense stand of trees that will remain. Propose a swale that will take care of the water onto the adjacent properties to the east; as well as garages along the residential. The fence along Grapewood Lane will stay.

Russ Mitchell likes the swale to slow the water going to the residential. The County wants parking to the back and a cross connection in the front, neither makes sense. The variance that was approved needs to be added to the plan.

Karen Guinup said there is only 70 parking spaces and 60 apartments. Looking at the elevations, they are from Phase II.

Russ asked about the upscale units, what does that mean. The applicant explained the front building would have a hotel lobby feel. There will be elevators, a theater, some units will have washer and dryer and fireplace. They will all have in floor radiant heating.

Karen asked if the units will have their own thermostat, and will the applicant have control of the heat.

Jim likes the storm water, it looks great.

Scott said the plan looks really good.

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 Scott Soyster to adjourn the Public Hearing to January 23, 2019.

Motion Passed 6-0

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Old Business: Adjourned Hearings:

****Case #2018-041– Sonbyrne Sales, Inc. /Byrne Dairy Clay – (3) – Site Plan – 4739 Buckley Road (Adjourned from 4 previous meetings)**

Chairman Mitchell opened the hearing. Mr. Christian Brunelle was present to update the Board on the changes. The applicant satisfied all the Boards requests and issues. Russ asked if there were any comments or questions, hearing none he closed the hearing and asked for a SEQR motion.

A motion was made by Jim Palumbo seconded by Scott Soyster to adopt a resolution using standard form # 10, SEQR determination for Case # 2018-041 Sonbyrne Sales, Inc./*Byrne Dairy Clay* Site Plan Approval, located at 4739 Buckley Road., be declared an unlisted action and a negative declaration as it appears to have no environmental impact which cannot be mitigated and does not involve any other permit granting agencies, including the Federal Government. This project will contribute to growth and community character, and poses no excessive impact on traffic.

Motion Passed 6-0

A motion was made by Jim Palumbo seconded by Scott Soyster, using form # 20, granting Site Plan Approval to Sonbyrne Sales, Inc./*Byrne Dairy Clay* on property located in the LuC-1 zoning district, located at 4739 Buckley Road., for Case # 2018-041, based on a map by Plumley Engineering., being file # C101, dated Oct. 2018 revised 11-19-2018 C201 revised 11-30- 18 C202, C301, C302, C401, C402, C403, C404, C405, C501, C502 dated Aug. 2018 and C601 dated Sept. 2018 includes sheets labeled: Architectural Elevation Drawing, by Fingerlakes Construction without file # or a date. Exterior Lighting Drawing by Red Leonard Associates dated 9/11/2018 and numbered RL-5487-S1-R2 sheets 1 thru 5. Subject to all engineering and legal requirements.

Motion Passed 6-0.

****2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments* (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 23 previous meetings).**

Chairman Mitchell explained the applicant has asked for an adjournment.

A motion was made by Karen Guinup, seconded by Hal Henty to adjourn the Public Hearing to January 23, 2019.

Motion Passed 6-0

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****Case #2016-013 – *America Stores – It* – (3) Site Plan – Oswego Road (Adjourned 26 previous meetings)**

Chairman Mitchell explained the applicant has asked for an adjournment.

A motion was made by Scott Soyster , seconded by Jim Palumbo to adjourn the Public Hearing to January 23, 2019.

Motion Passed 5-0 Hal Henty abstained

****Case #2017-046 – *JOLU Development –Laurel Springs Assisted Living* (3) - Amended Site Plan West Taft Road (Adjourned from 10 previous meetings)**

Chairman Mitchell explained the applicant has asked for an adjournment.

A motion was made by Al Kovac , seconded by Jim Palumbo to adjourn the Public Hearing to January 23, 2019.

Motion Passed 6-0

New Business:

2018-056 – *Hafner developers, Inc., Resubdivision of Lot No. 6 Allen Road Office Park – Final Plat – 5229 West Taft Road.*

A motion was made by Karen Guinup seconded by Hal Henty to add this case to the agenda.

Motion Carried 6-0

Mark Territo Explained the plan. Chairman Mitchell asked if there were any comments or questions, hearing none he closed the hearing.

(No SEQR Required on Final Plat)

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A motion was made by Karen Guinup seconded by Al Kovac, using form # 40, granting Final Plat Approval to *Hafner developers, Inc., Resubdivision of Lot No. 6 Allen Road Office*, for property located in the RC-1 zoning district, located at 5229 West Taft Raod, Case # 2018-056 based on a map by Ianuzi & Romans Land Surveying, P.C., being file #2733.002 dated November 29, 2018. Approval is conditioned on the following: Subject to all engineering and legal requirements.

Motion Passed 6-0

SIGNS

Anchor Sign, *WellNOW* – 3840 NYS Route 31

Zoned RC-1, Permit #49,616

Wall Sign:

3- Wall Signs proposed when 2 are allowed, the signs are proposed to be 113.16 square feet, 42.33 square feet and another 113.16 square foot sign. The applicant appeared before the ZBA on December 10 to allow for the additional sign, and additional square footage and was granted the variance, to allow for the 3rd sign. # A, B & D.

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

Motion Passed 6-0

Signarama, *Proud Moments*– 7767 Oswego Road

Zoned O-1, Permit #49,656

Freestanding Sign:

1- Freestanding Sign face change proposed. 24 square foot face change when a 24 square foot sign is allowed. Paint the posts.

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

Motion Passed 6-0

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Charles Signs, *Function Better Physical Therapy*– 7421 Oswego Road

Zoned RC-1, Permit #49,659

Wall Sign:

1- Wall Sign proposed when 2 are allowed, the sign is proposed to be 22.72 square feet when 23.52 square feet are allowed, the sign will have internal LED illumination. The proposed sign will meet the code.

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

Motion Passed 6-0

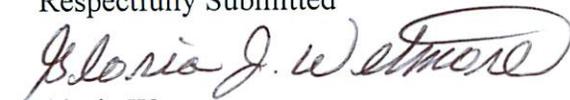
Work Session:

NONE

A motion was made by Al Kovac, seconded by Jim Palumbo to adjourn the meeting at 8:50PM.

Motion Passed 6-0

Respectfully Submitted


Gloria Wetmore