

**APPROVED**

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall located at 4401 State Route 31, Clay, New York on July 24, 2019. Chairman Mitchell called the meeting to order at 7:30 PM. All joined in the Pledge of Allegiance, and upon roll call, the following were:

<b>PRESENT:</b>	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chairperson
	Michelle Borton	Member
	Hal Henty	Member
	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

A motion was made by Michelle Borton seconded by Hal Henty to approve the minutes of the June 12, 2019 meeting.

**Motion Carried 7-0**

A motion was made by Jim Palumbo seconded by Al Kovac to approve the minutes of the July 10, 2019 meeting.

**Motion Carried 7-0**

**Public Hearings:**

**\*\*7:30P.M. Case #2019-019 – *Walmart OGP Parking Space Improvements* (3) – 8770 Dell Center Drive – Amended Site Plan**

Russ Mitchell opened the public hearing; Rob Osterhoudt of Bohler Engineering presented the plan. The applicant would like to add 5 new parking spaces to the Grocery Pick-Up area on the west side of the building with a few minor changes to the last site plan. The cross walk is going from 5 ft. to 10 ft. wide. Add a pedestrian crosswalk. Remove the striping from the old spaces and will not stripe the new spaces.

Russ Mitchell asked if they will be putting a canopy over the new spaces. Mr. Osterhoudt said no. Russ Mitchell said that the signs shown on the plan were never approved with the “spark”. Those signs will have to be removed and the signs will only say Pick Up on them.

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Russ Mitchell asked why the “No Trucks” sign is on the plan; if the directional signs are not part of the plan they should be removed. The revision dates need to be added to the plan.

Karen Guinup said on the drive aisles, has the width been changed at all, because the parking spaces do not look like they are 20 ft. There is a temporary sign on the side of the building.

Scott Soyster said he is not familiar with the process, why are you removing the striping. Mr. Osterhoudt said it is not needed.

Jim Palumbo said on page C-5 there is a note: If the agency does not allow the “spark” on the signs there is an alternative sign.

As for the new parking spaces, can they be linier. I am looking at this from a circulation standpoint, keeping in mind safety.

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 Hal Henty to adjourn this case to the 8/14/2019 meeting.

**Motion Carried 7-0**

**Old Business:**

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

Russ Mitchell explained that unless the County Comments have been addressed, the Board can't move forward on this case. The Board needs a letter from the DEC signing off on the remediation. Russ pointed out that none of the Board Members have received updated plans.

Ron DeTota asked if they have addressed the endangered bat, and asked if the remediation had been closed. He added that the wetlands were delineated in 2015.

The representative with Plumley Engineering will get the DEC letter to Mr. Territo explaining that the remediation is done and closed.

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

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn this case to the 8/14/2019 meeting.

**Motion Carried 7-0**

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**\*\*Case #2017-031 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons – Commercial Development* (3) Site Plan – NYS Route 31 (Adjourned from 25 previous meetings)**

**\*\*Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons, (3) - Preliminary Plat – NYS Route 31 (Adjourned from 19 previous meetings)***

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the 9/25/2019 meeting.

**Motion Carried 7-0**

**\*\*Case #2019-015 – *NOVA Ambulance Additions and Renovations* (3) – 4425 Buckley Road – Amended Site Plan (Adjourned from 1 previous meeting)**

Russ Mitchell opened the public hearing, Ed Keplinger of Keplinger Freeman Associates presented the plan. 2 new lighting standards for security cameras, 2 lights on the side of the building. Hal Henty has no problem with the lighting plan.

Jim Palumbo said there are revision dates on all the pages; he asked if there were changes on all the pages. Mr. Kiplinger said yes.

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

A motion was made by Jim Palumbo seconded by Scott Soyster to adopt a resolution using standard form # 10 SEQR for Case # 2019-15 – ***NOVA Ambulance Additions and Renovations*** located at 4425 Buckley Road for an Amended Site Plan addition and renovation. 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. The proposed addition is in keeping with the previously developed site.

**Motion Carried 7-0**

A motion was made by Jim Palumbo seconded by Scott Soyster to adopt a resolution using standard form # 20 Amended Site Plan for Case # 2019-15 – ***NOVA Ambulance Additions and Renovations*** located at 4425 Buckley Road for an Amended Site Plan. Based on a map by Keplinger Freeman Associates dated July 2, 2019 revised July 17, 2019 and numbered L1.0, L2.0, L3.0, and L4.0. Architectural drawings A-1 and A-2 dated April 22, 2019, Plus lighting information by VBC and E-WFG series. Approval conditioned on legal and engineering.

**Motion Carried 7-0**

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**\*\*Case #2019-016 – Chuck Hafner’s Garden Center (3) – Amended Site Plan – 7265 Buckley Road (Adjourned from 1 previous meeting)**

Russ Mitchell opened the public hearing, Tim Coyer of Ianuzzi and Romans presented the plan. Russ Mitchell thanked Mr. Coyer for submitting the DEC remediation letter. Tim explained they added wall packs and all the proposed grading. Russ Mitchell asked for the height of the building, Tim Coyer said 35 feet.

Michelle Borton said the Board needs a letter to sign off SHPO.  
Ron DeTota said it may be on the CORE service site SWPPP from 2005.  
Scott Chatfield said when the EIS is done it raises significant concern for archeological sensitivity.

Russ Mitchell asked if anyone on the Board had an issue approving this with the stipulation that we receive the SHPO letter. He asked if there were any more comments or questions, hearing none he closed the public hearing.

A motion was made by Michelle Borton seconded by Jim Palumbo to adopt a resolution using standard form # 10 SEQR for Case # 2019-016 – **Chuck Hafner’s Garden Center** located at 7265 Buckley Road for an Amended Site Plan addition and renovation. 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.

The proposed actions are consistent with existing uses, community character and storm water drainage patterns.

**Motion Carried 7-0**

A motion was made by Michelle Borton seconded by Scott Soyster to adopt a resolution using standard form # 20 Amended Site Plan for Case # 2019-016 – **Chuck Hafner’s Garden Center** located at 7265 Buckley Road. Based on a map by Ianuzzi and Romans & W M Engineering, DEC. Dated June 16, 2019 revised July 17, 2019 and numbered 1454.003 sheet 1 of 4, 2 of 4, 3 of 4 & 4 of 4, Lighting details, building drawings. Conditioned on all legal and engineering requirements, including that the historical preservation requirements of the construction general permit for storm water archives (GP 15-002) be adhered to.

**Motion Carried 7-0**

**New Business:**

**Your Name In Lights Signs – *Kenny’s Corner Ice Cream* – 7575 Buckley Road**

Zoned RC-1, Permit #50,159

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1 – Wall sign. The applicant wants to construct a 42 square foot wall sign, when 42 square feet is allowed. The proposed sign will meet the code. The Board looked over the plans and could not decipher what the applicant was going for. Russ Mitchell asked for a motion to adjourn until they received legible plans.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn this sign to the 8/14/2019 meeting.

**Motion Carried 7-0**

**Design Shop Signs- U-Haul- 8015 Oswego Road**

Zoned RC-1, Permit #50,269

1-Wall sign. The applicant wants to construct a 120 square foot wall sign, when 360 square feet is allowed. The proposed sign will meet the code. Hal Henty They don't need any more signs, there are signs all over the place. Russ Mitchell Said he wants the applicant to clean up the site and there will be no new signs until this is taken care of.

A motion was made by Hal Henty seconded by Al Kovac to adjourn this sign to the 8/14/2019 meeting.

**Motion Carried 7-0**

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn the meeting at 8:55 P.M.

**Motion Carried 7-0**

Respectfully Submitted



Gloria Wetmore