

Regular Meeting
Planning Board
May 22, 2019

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 May 22, 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:

PRESENT:	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 Jim Palumbo to approve the minutes of previous meeting.

Motion Carried 7-0

New Business:

Old Business:

****Case #2017-031 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons – Commercial Development* (3) Site Plan – NYS Route 31 (Adjourned from 23 previous meetings)**

****Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons*, (3) - Preliminary Plat – NYS Route 31 (Adjourned from 17 previous meetings)**

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the June 12, 2019 Meeting.

Motion Carried 7-0

****Case #2018-055 – *David Stoutenger/Cornerstone Church* (3) – 8137 Morgan Road – Site Plan (Adjourned from 3 previous meetings)**

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A motion was made by Al Kovac seconded by Scott Soyster to adjourn this case to the July 10, 2019 Meeting.

Motion Carried 7-0

****Case #2019-001 – *Georgian Court Expansion* (3) – Site Plan – Georgian Court (just north of Candlelight Circle) (Adjourned from 5 previous meetings)**

A motion was made by Michelle Borton seconded by Jim Polumbo to adjourn this case to the July 10, 2019 Meeting.

Motion Carried 7-0

****Case #2019-010 – *Nichols LD, LLC/Sharkey's Beach Volleyball and Restaurant* (3) – Amended Site Plan – 7240 Oswego Road (Adjourned from 2 previous meetings)**

Russ Mitchell opened the hearing, Steve Calocerinos and Jim Nichols presented the plan. 50 X 100 ft Pavilion to provide shelter and screening from the weather. 20 ft height and a 24 ft opening for parking. They added all properties owned by Mr. Nichols to the plan. All parking and special areas that permits were required have been added to the plan. All overflow parking is in the grass, there are no plans on adding gravel to the overflow parking. Added ADA striping for parking spaces.

Russ Mitchell asked if they had a permit to use the basement. Mr. Nichols said he was given a CO for the basement. Russ asked if the parking was considered on both the upstairs and basement.

Ron DeTota said there are 11 parcels connecting the owners property, if one of the properties were to get sold there may be an issue with ingress and egress. It may be worth your while to combine all the lots and remove the lot lines within each town.

Scott Chatfield explained the process for combining the lots and removing the lot lines. Mr. Chatfield added that this would solve all the ingress and egress issues.

Steve Calocerinos said that his client doesn't want to do anything that might hold up the process.

Karen Guinup said the plan shows 353 parking spaces are required provided, 166 in Clay and 187 in Salina. Additional 31 spaces in the easement. The discussion we are having with the easements or lot lines ; I don't know how all that works. I think it is entirely up to the applicant. Russ Mitchell wants to talk to Salina about this project. Karen Guinup added that whomever speaks to Salina should look at the lot lines.

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Mr. Nichols stated this is going to be kicked down the road I may as well end it now, lose my deposit. He added that he was before the Board 2 weeks earlier; someone should have spoken to Salina then.

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

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn this case to the June 12, 2019 meeting.

Motion Carried 7-0

****Case #2019-011 – Mercer Milling Silo Room Addition (3) – 4968 Crossroads Park Drive – Amended Site Plan (Adjourned from 1 previous meeting)**

Russ Mitchell opened the hearing, Terry Horst of Maxiant Horst presented. Russ Mitchell explained that the Assessor had sent all the required paperwork to the County for the lot line removal. Russ Mitchell recommended that Ms. Horst follow up with the County to move things along. Ms. Horst said she will follow up with the County.

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the June 12, 2019 Meeting.

Motion Carried 7-0

New Business:

Public Meeting to review the **2018-2019 Annual Report for the Town of Clay Stormwater Management Program (SWMP)** as part of the Phase II. Stormwater Regulations as promulgated by the New York State Department of Environmental Conservation.

Ron DeTota handed out the report to the Board Members, He explained the results and said that the Clay Highway Department does an excellent job.

Jim Palumbo asked if the Town DPW was responsible for cleaning the ditches on the sides of the road. Ron explained that the roads with ditches are County or State roads and are maintained by them, not the Town.

Signs

Victory Sign – Dollar General – 4975 Bear Road

Zoned NC-1, Permit # 49,989

2 – Wall signs – 58.15 square feet, when 208 square feet is allowed. These signs will meet the code.

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1 – Freestanding sign - 31.01 square feet, LED illuminated, with channel letters, face change.
The proposed sign will meet the code.

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

Motion Carried 7-0

Work Session

*Case #2018-029 - **UR-ban Villages (5)** - PDD Concept Plan referral, NYS Route 31 adjacent to Cicero Border (work session) (Adjourned from 7 previous meetings)

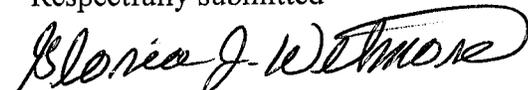
A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this work session to the June 12, 2019 Meeting.

Motion Carried 7-0

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

Motion Carried 7-0

Respectfully submitted


Gloria Wetmore