

Town of Clay
Regular Meeting
Planning Board
August 14, 2019

said they would be opened 24 hours a day. Mr. Zinsmeyer said the Hours would be 7 AM. To 9 PM.

Karen Guinup said there are signs on the plan; the signs go through a separate permitting process. She also pointed out that there is an error in the narrative, most likely a type o, 183 seats, and the narrative says 182 seats. Please correct that on the plan. Forward the DEC letter to the Planning Commissioner. The Dumpster gates are metal gates painted, we require aluminum gates, and Ron DeTota can e-mail you the info.

Jim Palumbo asked Ron DeTota about the underground drainage system, the size of the pipe. Ron DeTota said there are different stages of flow.

Jim Palumbo likes the plantings, he added there is a tree near the dumpster, and maybe you could plant arborvitae to soften the look of the dumpster.

Ron DeTota said they will have to make arrangements with C&S Engineers at least 72 hours before making the sewer connection. Ron will work with the applicant. They will also need a letter from the underground inspector sent to our office.

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

A motion made by Michelle Borton seconded by Allen Kovac to adjourn this case to the September 11, 2019 meeting.

Motion Carried 6-0

****7:35P.M. Case #2019-021 – Brian Burri, Bergmann Architects, Engineers, Planners- Walgreens (3) – 3588 NYS Route 31 – Amended Site Plan**

Russ Mitchell opened the public hearing, Brian Burri, of Bergmann Architects presented the plan. Repurpose the existing bank; Walgreens is doing a new thing, going to smaller buildings to use as a pharmacy only. They will add 2 light poles, there are 3 drive thru lanes, and however they will only use 1 drive thru lane.

Russ Mitchell said the fence on the side is falling down, either fix it or take it down. Add parking requirements and setbacks on the plan. Russ Mitchell is concerned about the landscape; he said they need landscape out front.

The ring road is not where it is supposed to be, the road should have been straightened when Rite Aid was going in.

Hal said with the road going into the parking lot, the dumpster gates will open into the road. Mounting light poles should be at 20 ft. including the base.

Michelle Borton does not see any delineation on the plan; she agreed that something needs to be done about the road.

Karen Guinup the dumpster enclosure is board on board, The Board likes the enclosure to be stone or cinder block painted to match the building.

Jim Palumbo said the landscape will be a problem, there are power lines overhead. The plantings need to be short. The foundation plantings need to be on the plan.

Town of Clay
Regular Meeting
Planning Board
August 14, 2019

Scott Chatfield said the road is an issue; this is the same problem that we had with Rite Aide. Mr. Chatfield also stated it will not be a problem to go forward with this project and address the road at a later date.

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

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the September 11, 2019 meeting.

Motion Carried 6-0

New Business:

None

Old Business:

****Case #2018-055 – David Stoutenger/Cornerstone Church (3) – 8137 Morgan Road – Site Plan (Adjourned from 5 previous meetings)**

A motion made by Michelle Borton seconded by Allen Kovac to adjourn this case to the September 11, 2019 meeting.

Motion Carried 6-0

**** Case #2018-060 – Emerald Equipment Laydown Yard Expansion (3) – 7600 Morgan Road – Site Plan (Adjourned from 4 previous meetings)**

Russ Mitchell opened the hearing, Jeff Hildenbrant gave Mark Territo the letter on the delineation, and He will get the letter from National Grid to the Board.

Jim Palumbo asked about the plantings, Mr. Hildenbrant explained the swale plantings.

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

A motion was made by Jim Palumbo seconded by Al Kovac to move the adoption of a resolution using standard form #10 SEQR, for Case #2018-060 – ***Emerald Equipment Laydown Yard Expansion*** located at 7600 Morgan Road Site Plan that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment.

Motion Carried 6-0

Town of Clay
Regular Meeting
Planning Board
August 14, 2019

A motion was made by Jim Palumbo seconded by Al Kovac to move the adoption of a resolution using standard form #20, Site Plan Approval for Case #2018-060 – ***Emerald Equipment Laydown Yard Expansion*** located at 7600 Morgan Road based on a map by Plumley Engineering dated November 2018 revised 7/30/19 and numbered C201, also dated April 2019 revised 7/30/19 numbered C301, C302, C401 & C402.

Approval conditioned upon all legal and engineering.

Motion Carried 6-0

**** Case #2019-019 – *Walmart OGP Parking Space Improvements* (3) – 8770 Dell Center Drive – Amended Site Plan (Adjourned from 1 previous meeting)**

Russ Mitchell opened the hearing. Chris Boyer of Bohler Engineering presented the plan; added 5 pick-up spaces and updated the plan. Removed the large banners that were on the building. Removed the “spark” (logo) from the signs. Adjusted the hatched areas. Added revision dates to the plan.

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

A motion was made by Michelle Borton seconded by Hal Henty to move the adoption of a resolution using standard form #10 SEQR, for Case #2019-019 – ***Walmart OGP Parking Space Improvements*** located at 8770 Dell Center Drive – Amended Site Plan that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative declaration for the following reasons.

The proposed action is consistent with existing uses and will not significantly impact traffic patterns.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Hal Henty to move the adoption of a resolution using standard form #20, Amended Site Plan Approval for Case #2019-019 – ***Walmart OGP Parking Space Improvements*** located at 8770 Dell Center Drive based on a map by Bohler Engineering dated 7/24/2019 revised 8/6/2019 and numbered C1, C2, C3, C4, C5, C6.

Conditioned upon all legal and engineering.

Motion Carried 6-0

Closed Hearings

****Case #2016-013 – *America Stores – It* – (3) Site Plan – Oswego Road (Adjourned from 32 previous meetings)**

Town of Clay
Regular Meeting
Planning Board
August 14, 2019

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the September 11 2019 meeting.

Motion Carried 5-0 Hal Henty abstained

New Business:

Signs

Your Name In Lights Signs – *Kenny's Corner Ice Cream* – 7575 Buckley Road (Adjourned from July 24 Meeting)

Zoned RC-1, Permit #50,159

1 – Wall sign - The applicant wants to construct a 42 square foot wall sign, when 42 square feet are allowed. The proposed sign will meet the code.

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

Motion Carried 6-0

Design Shop Signs – *U Haul* – 8015 Oswego Road (Adjourned from July 24 2019 Meeting)

Zoned RC-1, Permit #50,269

6 – Wall signs - The applicant wants to construct a _____ square foot wall sign, when _____ square feet are allowed.

The proposed signs will meet the code as a variance was obtained from the Zoning Board on August 12, 2019.

A motion was made by Hal Henty seconded by Jim Palumbo to approve the sign as presented.

Motion Carried 6-0

Victory Signs – *Hawaiian Holiday Tanning* – 3800 Brewerton Road

Zoned RC-1, Permit #50,293

1 – Wall sign - The applicant wants to install a 25.7 square foot wall sign, when 26 square feet are 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

Allied Sign Company – *True North Center For Children* – 4431 Waterhouse Road

Zoned NC-1, Permit #50,296

1 – Wall sign - The applicant wants to install a 28.26 square foot wall sign, when 359.3 square feet are allowed. The proposed sign will meet the code.

1 – Freestanding sign - The applicant wants to install a 32 square foot wall sign, when 32 square feet are allowed. The proposed sign will meet the code.

Jim Palumbo thanked the presenter of this sign for submitting the best sign application he has ever seen.

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

Motion Carried 6-0

Charles Signs – *IRBY* – 7600 Morgan Road

Zoned I-1, Permit #50,312

2 – Wall signs - The applicant wants to install a 9 square foot wall sign, when 20 square feet are allowed. The proposed signs will meet the code.

1 – Freestanding sign - The applicant wants to install a 9 square foot wall sign, when 32 square feet are allowed. The proposed sign will meet the code.

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

Motion Carried 6-0

Kassis Superior Signs – *Helio Health* – 4567 Crossroads Park Drive

Zoned I-1, Permit #50,330

1 – Wall sign - The applicant wants to install a 9.5 square foot wall sign, when 68 square feet are allowed. The proposed sign will meet the code.

1 – Freestanding sign - The applicant wants to install a 15.4 square foot sign, when 32 square feet are allowed. The proposed sign will meet the code.

Town of Clay
Regular Meeting
Planning Board
August 14, 2019

A motion was made by Michelle Borton seconded by Karen Guinup to approve the sign as presented.

Motion Carried 6-0

Work Session

*Case #2018-029 - **UR-ban Villages** (5) - PDD Concept Plan referral, NYS Route 31 adjacent to Cicero Border (work session) (Adjourned from 10 previous meetings)

Adjourn this work session to the September 25, 2019 meeting.

A motion was made by Al Kovac seconded by Karen Guinup to adjourn the meeting at 9:00 PM.

Motion Carried 6-0

Respectfully Submitted



Gloria Wetmore