

Regular Meeting
Planning Board
May 23, 2018

APPROVED

The Regular Meeting of the Planning Board of the Town of Clay, County of Onondaga held at the Town Hall located at 4401 State Route 31, Clay, New York on the 23rd day of May 2018; the Meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chair
	Hall Henty	Member
	Michelle Borton	Member
	Allen Kovac	Member
	James Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner Planning & Development
	Ron DeTota	Town Engineer
	Scott Chatfield	Planning Board Attorney
	Jill Hageman-Clark	Substitute Secretary

ABSENT: Gloria Wetmore **Planning Board Secretary**

Public Hearings:

New Business:

7:30 P.M. ** Case #2018-019 – *Train Hard Fitness*, 8180 Oswego Road (3) – Site Plan

A motion was made by Michelle Borton and seconded by Karen Guinup to adjourn to June 13, 2018.

Motion Carried 7-0

7:35 P.M. * Case #2018-021 – *National Grid*, 7333 Buckley Road (5) –Special Permit Referral

7:40 P.M * Case #2018-022 – *National Grid*, 8530 Henry Clay Blvd. (5) –Special Permit Referral

7:45 P.M * Case #2018-023 – *National Grid*, 3537 Ver Plank Road (5) –Special Permit Referral

Russ Mitchell explained that the three National Grid items were put on the agenda in case they were referred to the Planning Board after the May 21st Town Board meeting. They were not referred and the Town Board hearing(s) were closed.

Old Business:

**Case #2017-026 – *Cosimo Zavaglia, Store America Morgan Road*, (3) – Site Plan – East side Morgan Road, 900± feet south of Wetzel Road (Adjourned from 12 previous meetings)

Steve Calcerinos, on behalf of the applicant, began by explaining that the revisions to the plan are depicted by small dots. He continued that the County DOT approved based upon an agreement. Chairman Mitchell closed the hearing.

A motion was made by Jim Palumbo, seconded by Scott Soyster to adopt a resolution for SEQR determination using a standard form #10 for the application of the Planning Board Case No. 2017-026 – ***Store America Morgan Road*** East side of Morgan Road is an unlisted action and does not involve any Federal Agency. It is further determined that it will not have a significant impact on the environment and that the resolution shall constitute a negative resolution for the following reasons: The proposed site is conducive of the general area for what is going in.

Motion Carried 7-0.

A motion was made by Jim Palumbo and seconded by Al Kovac to move the adoption of a resolution using standard form #20 – Site Plan approval be granted based on map(s) by Calcerinos Engineering:

No:	V-101	Dated: 6/14/17	Revised:
	C-101	6/13/17	5/14/18
	C-102	6/14/17	5/14/18
	C-103	6/14/17	5/14/18
	C-104	3/28/17	4/3/18
	C-105	10/4/17	4/3/18
	C-501	6/14/17	4/3/18
	C-502	6/14/17	4/3/18
	C-503	6/14/17	4/3/18
	C-504	6/14/17	4/3/18
	S-101	3/28/17	11/10/17

Conditioned upon approval of all legal and engineering requirements of the Town of Clay

Motion Carried 7-0.

****Case #2017-031 – *Widewaters Commons* (3) Site Plan – NYS Route 31 (Adjourned from 12 previous meetings).**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the June 13, 2018 meeting.

Motion Carried 7-0.

****Case #2017-046 – *JOLU Development – Laurel Springs Assisted Living* (3) Amended Site plan - West Taft Road (Adjourned from 5 previous meetings)**

****Case #2017-048 - *JOLU Development - Laurel Springs Assisted Living* (3) Special Permit West Taft Road (Adjourned from 5 previous meetings)**

Chairman Mitchell said that he would table this for the moment to see if the applicant would show up.

When all other cases had been heard and the applicant was not present Karen Guinup made a motion that was seconded by Al Kovac to adjourn both cases to the July 25, 2018 meeting. Hal Henty suggested that they be adjourned to the September 9, 2018 meeting; the motion to adjourn to the July 25, 2018 meeting stood.

Motion Carried 6-1. Hal Henty Opposing

****Case #2018-003 – Widewaters Farrell Road II Company, LLC/ *Widewaters Commons*, (3) - Preliminary Plat – NYS Route 31 (Adjourned from 6 previous meetings)**

A motion was made by Al Kovac, seconded by Scott Soyster to adjourn this case to the June 13, 2018 meeting.

Motion Carried 7-0.

****Case #2018-011 – *Joseph Farone/Farone & Son, Inc., Funeral Home*, (3) Site Plan 4887 W. Taft Rd (Adjourned from 4 previous meeting)**

Steve Calcerinos, on behalf of the applicant, began by explaining that at the last meeting there was some confusion regarding the location of the facilities and the stormwater to the rear of the parcel. He continued that in the NC-1 and the R-10 zones a 35' landscape buffer is required. He added that the grading plan has shifted slightly; the swales will discharge into the wet pond. The engineer will provide the stormwater and the sewer easement. OCWA will provide the water connections and they are proposing one garage. Karen Guinup suggested that the applicant change the map to remove ± as recommended by County DOT. Russ Mitchell reminded the applicant to adjust the height on the plans next time. One of the students attending the meeting asked if there will be an environmental impact and there will not. Russ Mitchell said that he would close this.

A motion was made by Al Kovac, seconded by Jim Palumbo to adjourn this case to the June 13, 2018 meeting.

Motion Carried 7-0.

****Case #2018-016 – *ENV Insurance Expansion*, (3) Site Plan 7787 Oswego Drive (Adjourned from 1 previous meeting)**

A motion was made by Hal Henty, seconded by Jim Palumbo to adjourn this case to the June 13, 2018 meeting.

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Chairman Mitchell said that Ron DeTota would give brief overview of the Annual Report. He began by explaining that the DEC is obligated to oversee the health and welfare of the environmental water quality and quantity and must impose rules to prepare and summarize repairs and maintenance. He discussed the use of porous pavement to ease the burden on the infrastructure. Jim Palumbo asked about the performance of the porous roadways. Mr. DeTota said that they are performing well. The water is absorbed into the subbase below. He added that the Town of Clay has obtained Grant money to repair some of the roadways in the Bayberry Community with excellent results. Mr. DeTota discussed other ways to treat stormwater such as the Carrier Dome uses for the flushing of toilets.

A motion was made by Karen Guinup and seconded by Al Kovac to adjourn the meeting at 8:11 P.M.

Motion Carried 7-0.

Respectfully Submitted,



Jill Hageman-Clark