

A P P R O V E D

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 10th of July 2019. The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

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| PRESENT: | Russ Mitchell | Chair |
| | Karen Guinup | Deputy Chairperson |
| | Michelle Borton | Member |
| | 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 |
| ABSENT: | Gloria Wetmore | Planning Board Secretary |

The Chairman announced that we will hold off on approving last month's meeting minutes.

Public Hearings:

****Case #2019-015 – NOVA Ambulance Additions and Renovations (3) – 4425 Buckley Road – Amended Site Plan**

Chairman Mitchell opened the public hearing. Mr. Ed Keplinger, and John Marko were present to discuss the application.

The Chairman covered the County Comments. Any work in the Right-of-Way will need a permit. They will also have to contact OCWA for any work performed in easements, and they will have to obtain permission for the lateral connection. They shall also adhere to green infrastructure practices.

Mr. Keplinger stated that they were previously before the Board in 2014, and they are now here for Phase II. of the plan. They are looking at a 2,400 square foot addition on the east side of the building and a 225 square foot addition on the west side of the building. The smaller addition is for a vestibule and the larger one will house a 2-bay ambulance garage addition. There will also be minor site work and extending the pavement edge approximately 14 feet and planting new landscaping. The building materials will be the same.

The Chairman asked why they are doing the smaller addition. Mr. Keplinger stated that the existing vestibule will get smaller to make room for an office. Mr. Mitchell asked about why the

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arborvitae trees are coming out; he would like to at least see the bigger trees, that appear to be red maples remain. The applicant wasn't sure if these were part of their property and would look into it. Mr. Mitchell also asked about where the plan says 18" of topsoil will be removed and stockpiled. Mr. Keplinger said they will amend this as it will just be removed, not stockpiled onsite. Mr. Mitchell also asked what they plan to do for snow storage. Right now they are able to push it and store on the site, they intend to continue this practice. The Board also felt that the current handicapped parking spot should be moved closer to the front door as it is currently quite a distance away.

Mr. Keplinger stated that they are going to have to look at the grading for the new parking, the Board felt that what the plan shows and the way the site actually is doesn't seem to match. If necessary, they would provide a retaining wall. Ed Keplinger stated that the grades are based on a survey, so what is shown should be correct but he will check this. The details must be shown correctly on the plan. The Chairman also mentioned that the sewer lateral- where it connects/vents is a mess, they could make this area look better.

Hal Henty is concerned about parking, especially when there is overflow. The applicant stated that parking hasn't been an issue.

The Chairman stated that there are 46 parking spots and the plan shows 51 so where did the discrepancy come from? He also asked about lighting, the applicant said the ones on the building will be relocated and they will add one more. They will need to provide photometric plan.

Jim Palumbo mentioned there is a typo where the survey says 413.75. He also questioned if it is ok that the survey is outdated? The applicant stated they have a new survey and will provide that.

Ron DeTota stated that any variance obtained needs to be shown on the plan. He also questioned about how much topsoil they will be removing from the sanitary sewer area, Mr. Keplinger stated about a foot, but they should be fine because the line is about 12'-15' deep.

Jim Palumbo asked if there is any issue with this sanitary line and if maintenance is needed. Ron said that since it is not a Town owned line, we aren't as concerned because the private landowner would have to deal with any damage that is made.

Karen Guinup asked the County Comments be sent to the Board members.

Hearing no further comments the Chairman asked for an adjournment.

A motion was made by Jim Palumbo, seconded by Scott Soyster to adjourn the Public Hearing to July 24, 2019.

Motion Passed 7-0

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****Case #2019-016 – Chuck Hafner’s Garden Center (3) – Amended Site Plan – 7265
Buckley Road**

Chairman Mitchell opened the public hearing. Mr. Tim Coyer was present, along with Bill Morse and Chuck Hafner. Before the applicant began his presentation, the Chairman expressed his dissatisfaction with the way the applicant has built things on the property. Mr. Mitchell explained that previously the Planning Board had approved 3 greenhouse buildings and 1 other building and looking at the site now, there are 5 greenhouse buildings and an additional building and the layout of the buildings is also not as approved. The Board expects things to be built as approved.

Mr. Morse presented and explained that they are now here for a pole barn structure and they have looked at the drainage. They looked at the Plan from 2005 and have updated this. They are updating rainfall amounts that are now the current standards. The potted plants will help capture some of the roof runoff along with the newly proposed pond. Mr. Morse stated that where the planters are present there will also be gutters on the building.

Mr. Mitchell expressed concern about the pond on the north side as it relates to the neighbors, but since there is 50 feet in between there shouldn't be a huge impact, providing they leave as many of the trees as possible. He also would like to see renderings of the building. Tim Coyer stated that it will be a pole barn structure; this will be to replace the existing one that is across the road near the Walgreens building. He is unsure of the exact height at this time, but believes it will be around 31 feet.

Michelle Borton asked if there will be utilities to this building, and if so they should be shown on the plan. The applicant stated electric and most likely would be heated by propane. Ms. Borton stated that the Site Plan should match the drainage/grading plan, even if they are prepared by different entities. The loading dock needs more detail; show the doors and garage door. Ms. Borton also stated that the Environmental Assessment Form has a conflict about the project being located in a SHPO designated archeologically sensitive area, where one section is marked 'No' but the same question had a 'Yes' response in a different part of the form. Tim Coyer said that is because the computer generated form takes into account a 500 foot area, and where this is being constructed isn't within the sensitive area. The adjacent DEC remediation area also needs to be clarified.

The plan should show what is proposed and what is existing. There is no lighting proposed on the outside of the building.

Jim Palumbo wants more detail on the loading dock. He asked if the building is going to have a slab? Chuck is not sure yet, it could just be gravel. Jim also asked about the paved drive that just stops. Tim Coyer said it's all gravel and will stay that way.

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The Chairman asked about the area near the detention pond, it shows a gravel pad for tanks. Chuck Hafner stated that these are propane tanks to heat the greenhouses.

Ron DeTota stated that they are in the process of reviewing the drainage analysis. He would like to see the details of the gutters.

Al Kovac stated that the applicant must make sure that the revision date must be updated as the map we have shows no dates for 2019.

Hearing no further comments from the Board or the Public, the Chairman asked for an adjournment.

A motion was made by Michelle Borton, seconded by Al Kovac to adjourn the Public Hearing to July 24, 2019.

Motion Passed 7-0

****Case #2019-017 – ABR Ventures Clay, LLC., *North End Commons* (3) – Amended Site Plan – 3800-3840 NYS Route 31**

Chairman Mitchell opened the public hearing. Ms. Lisa Wennberg was present on behalf of the applicant. Ms. Wennberg presented the plan, she explained the drawings that have been updated. Some items have changed during construction due to National Grid. The tenants have been finalized. Building 1 was Kay Jewlers and now will be Five Guys Restaurant. An Area Variance was obtained for parking, so 261 parking spaces have been approved and built. The curb ramp type was changed, the subdivision got revised slightly to allow for a seating area, a 500 square foot patio was added and a grease trap was added to the plan. The dumpster enclosure has shifted. The transformer pads have moved as well. The building elevations have been revised and explained. Lisa stated currently WellNow, Starbucks, and Texas Roadhouse are open. She also addressed the fact that the dumpster enclosures are not complete yet, the cinder blocks will be painted and the enclosures will be installed.

The Chairman asked if signs for WellNow were put in yet, they need to check on that.

Hal Henty asked where the extra foot came from between the 2 buildings. Lisa stated the dimensions were calculated wrong, possibly due to the bump out.

Karen Guinup asked if what we approved in the subdivision is what is shown, Lisa stated that it is.

Hearing no further comments from the Board or the Public, the Chairman closed the Public Hearing.

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A motion was made by Jim Palumbo seconded by Scott Soyster to adopt a resolution using standard form # 10, SEQR determination for Case # 2019-017 **ABR Ventures Clay, LLC., North End Commons** Amended Site Plan Approval, located at 3800-3840 NYS Route 31., be declared an unlisted action and a negative declaration as it appears to have no environmental impact which can not 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 7-0

A motion was made by Jim Palumbo seconded by Scott Soyster, using form # 20, granting Site Plan Approval to **ABR Ventures Clay, LLC., North End Commons** on property located in the RC-1 zoning district, located at 3800-3840 NYS Route 31., for Case # 2019-017, based on a map by Keplinger, Freeman Associates, being file # L100, L301, L902, & A2.0a, dated November 26, 2018, last revised May 24, 2019. Subject to all engineering and legal requirements.

Motion Passed 7-0.

Old Business:

Case #2018-055 – **David Stoutenger/Cornerstone Church (3) – 8137 Morgan Road – Site Plan (Adjourned from 4 previous meetings)

Chairman Mitchell explained that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by Michelle Borton to adjourn the Public Hearing to August 14, 2019.

Motion Passed 7-0

Case #2019-001 – **Georgian Court Expansion (3) – Site Plan – Georgian Court (just north of Candlelight Circle) (Adjourned from 6 previous meetings)

Chairman Mitchell explained that the applicant has requested an adjournment.

A motion was made by Scott Soyster, seconded by Jim Palumbo to adjourn the Public Hearing to September 11, 2019.

Motion Passed 7-0

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

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Chairman Mitchell opened the public hearing. Ms. Amanda Russell of Maxian & Horst was present on behalf of the applicant. Ms. Russell updated the Board on the plan and where things stood with the County and the combining of the parcels.

They will need to give us a new sheet showing the site plan on one parcel instead of 2 as it is now.

Ms. Guinup stated that she will not vote for this unless a new revision date is shown with today's date. They also must show the new tax map number.

Hearing no further comments from the Board or the Public the Chairman closed the Public Hearing.

A motion was made by Scott Soyster seconded by Al Kovac to adopt a resolution using standard form # 10, SEQR determination for Case # 2019-011 ***Mercer Milling Silo Room Addition*** Amended Site Plan Approval, located at 4968 Crossroads Park Drive, be declared an unlisted action and a negative declaration as it appears to have no environmental impact which can not 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 7-0

A motion was made by Scott Soyster seconded by Al Kovac, using form # 20, granting Amended Site Plan Approval to ***Mercer Milling Silo Room Addition*** on property located in the I-1 zoning district, located at 4968 Crossroads Park Drive, for Case # 2019-011, based on a map by Maxian & Horst, being file #IPD S.100, and S.101, L1.0, dated 4/19/19. Subject to all engineering and legal requirements, and that a new map will be generated dated 7/10/19 and the new tax map number will be shown, the number appears to be 115.-01-13.2.

Motion Passed 7-0.

Closed Hearings - Board/Applicant discussions:

New Business:

SIGNS

Magnolia Hard Scape – *Clay Community Church* – 8650 Morgan Road

Zoned RA-100, Permit # 50,103

1 – Existing Freestanding Sign: The applicant wants to move the existing 24 square foot sign. (This sign was reviewed at the June meeting, but there were questions)

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

Motion Passed 7-0

VIP Structures – *Humane CNY* – 4915 West Taft Road

Zoned RA-100, Permit #50,125

1 – Wall sign - The applicant wants to construct a 10 square foot wall sign. The proposed sign will meet the code.

1 – Freestanding Sign: The applicant wants to construct a 24 square foot LED Freestanding Sign. The proposed sign will meet the code.

Greg Fishel presented copies to the Board. The building sign is non-illuminated and a revised sheet was discussed, the wall sign was revised to 20”x54”.

The Board stated that the address must be added to the freestanding sign.

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

Motion Passed 7-0

Metropolitan Signs, Inc. – *Gardenview Diner* – 8417 Oswego Road

Zoned RC-1, Permit #50,141

1 – Wall sign - The applicant wants to construct a 36 square foot wall sign, when 40.9 is allowed. The proposed sign will meet the code.

Dave Rizzanti presented to the Board. He stated that this is the same diner that is located in Liverpool, they are opening a second location.

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

Motion Passed 7-0

Work Session

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*Case #2018-029 - **UR-ban Villages** (5) - PDD Concept Plan referral, NYS Route 31 adjacent to Cicero Border (work session) (Adjourned from 9 previous meetings)

Chairman Mitchell explained that the applicant has requested an adjournment.

A motion was made by Al Kovac, seconded by Hal Henty to adjourn the Public Hearing to August 14, 2019.

Motion Passed 7-0

A motion was made by Al Kovac, seconded by Hal Henty to adjourn the meeting at 9:20P.M.

Motion Passed 7-0

Respectfully Submitted,



Mark Territo