

Regular Meeting
Planning Board
July 11, 2018

APPROVED

The Regular Meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 11th day of July 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
	Hal Henty	Member
	Michelle Borton	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

All present joined in the pledge of allegiance

Public Hearings:

Old Business:

****Case #2016-013 – *America Stores It-*** Site Plan (3) – Oswego Road across from Mendenhall Road intersection (Adjourned from 21 previous meetings)

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the 8/8/2018 meeting.

Motion Carried 6-0 Hal Henty Abstained

****Case #2017-031 – *Widewaters Commons*** (3) Site Plan – NYS Route 31 (Adjourned from 14 previous meetings)

A motion was made by Jim Palumbo seconded by Al Kovac to adjourn this Case to the 9/12/2018 meeting.

Motion Carried 7-0

****Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons***, (3)- Preliminary Plat– NYS Route 31 (Adjourned from 8 previous meetings)

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn this Case to the 9/12/2018 meeting.

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Motion Carried 7-0

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

Russ Mitchell opened the hearing, the board was waiting for the DEC approval. He opened it up to the board members. Karen asked if the new drawings are the same as the original Plans. Mr. [redacted] Went over all the changes that were made. They also worked with Ron DeTota on the engineering.

Russ complimented the applicant on listening to the Boards comments and making all the changes. Russ asked if there were any comments or questions, hearing none he closed the Hearing.

A motion was made by Scott Soyster seconded by Jim Palumbo to adopt a resolution using standard form # 10 SEQR for Case #2018-016 – *ENV Insurance Expansion*, Site Plan located at 7787 Oswego Road. 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. Potential impacts have been considered and it aligns with the community character.

Motion Carried 7-0

A motion was made by Scott Soyster seconded by Al Kovac to adopt a resolution using standard form # 20 for Case # 2018-016. *ENV Insurance Expansion*, Site Plan located at 7787 Oswego Road based on a map by MDVLA dated 03/19/18 and numbered

- L-100, L-101, L-102, dated 5/23/2018
- L-200 dated 3/19/2018
- L-201, L-300, L-301, L-400 dated 5/23/2018

Land Survey dated 1/31/2018 # 18-CL.
Maps by Whalen & Curry showing floor plans and Elevations Dated 3/19/2018 & numbered A-1, A-2 and A-3.
Conditioned upon all legal and engineering.

Motion Carried 7-0

****Case #2018-012 – *Brooklyn Pickle – East, New Brooklyn Pickle Restaurant (3) –Site Plan – 7175 Buckley Road (Adjourned from 4 previous meeting)***

Russ Mitchell opened the public hearing, Terry Horst presented the plan. Made a few minor changes as per engineering. County DOT wants the drawing to show more tip up gutters.

The light poles are 22 ft., the patio lighting will be low, walk way lights.

Russ asked what material the dumpster enclosure would be made of. It will match the base of the building.
Ron asked if the Board would like to address the demo of the existing red barn. Scott Chatfield asked if it is written in the contract regarding the demo. Craig Kowadla said there is a clause in the contract that at closing the applicant's attorney will hold \$25,000.00 for demo and removal of building. Russ asked if there were any comments or questions, hearing none he closed the Hearing.

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A motion was made by Michelle Borton seconded by Karen Guinup to adopt a resolution using standard form # 10 SEQR for Case #2018-012 – **Brooklyn Pickle – East, New Brooklyn Pickle Restaurant and Case #2018-024 – Red Barn Commercial**– Preliminary Plat located at 7175 Buckley Road Site Plan located at 7175 Buckley Road 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. Potential impacts have been considered and it aligns with the community character.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Hal Henty to adopt a resolution using standard form#20 for Case # 2018-012 **Brooklyn Pickle – East, New Brooklyn Pickle Restaurant** Site Plan located at 7175 Buckley Road Granted on a map by Maxian & Horst dated 05/02/2018 revised 07/10/2018 and numbered L-1, L-2, L-3, L-4 and L-6. Architectural drawings by VIP Architecture dated 05/02/2018 and numbered sk 101, sk 102, sk 103, sk 104, conditioned upon all legal and engineering, including that prior to issuance of certificate of occupancy for the Brooklyn Pickle the existing Red Barn should be demolished as shown on the plan.

Motion Carried 7-0

**** Case #2018-024 – Red Barn Commercial**– Preliminary Plat (3)- 7175 Buckley Road (Adjourned from 2 previous meetings)
Russ opened the hearing, Tim Coyer of Ianuzi and Romans presented the plan. . Ron DeTota said the drainage is still being worked on. What is being presented here looks good,
Russ asked if there were any more comments or questions, hearing none he closed the public hearing.

A motion was made by Hal Henty seconded by Karen Guinup to go directly to Final Plat.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Karen Guinup to move the adoption of a resolution using standard form # 40 Final Plat based on a map by Ianuzi and Romans dated July 10, 2018, numbered 3710.001 conditioned upon all legal and engineering. Including the condition that before any more subdivision of lot # 2, storm water mitigation for the entire site be accepted by Town Engineering.

Motion Carried 7-0

Signs

Kassis Superior Signs – Dazzling Smiles– 8195 Oswego Road

Zoned HC-1, Permit #49,193

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1 - Freestanding Sign - One 32 square foot sign when a 32 square foot sign is allowed. Internal LED illumination. The proposed sign will meet the code.

A Motion was made by Karen Guinup seconded by Jim Palumbo to approve the sign as presented.

Motion Carried 7-0

Bohler Engineering – McDonald’s – 7505 Oswego Road

Zoned RC-1, Permit #49,163

6 - Wall Signs – four 33 square foot signs and two 14 square foot signs

3 - Free-Standing Signs - menu signs: two 10.5 square foot signs, one 20.6 square foot sign

All signs will have Internal LED illumination.

(The signs will meet the code as the applicant received an Area Variance at the July 9 ZBA meeting, case number 1713.)

Motion Carried 7-0

Kassis Superior Signs – Rapid Cure Technologies – 4724 Burr Dr.

Zoned I-1, Permit #49,212

1 - Wall Sign – one 48 square foot sign when a 280 square foot sign is allowed

1 - Free-Standing Sign - one 12 square foot sign, face change, when a 32 square foot sign is allowed. This sign will have external illumination.

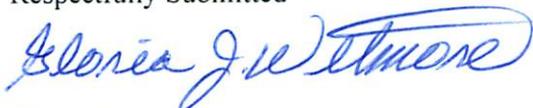
A motion was made by Karen Guinup seconded by Michelle Borton to approve the sign as presented.

Motion Carried 7-0

A motion was made by Scott Soyster seconded by Al Kovac to adjourn the meeting at 8:15 PM.

Motion Carried 7-0

Respectfully Submitted



Gloria Wetmore