

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 13th day of June 2018 The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

All present joined in the pledge of allegiance

<b>PRESENT:</b>	<b>Russ Mitchell</b>	<b>Chairman</b>
	<b>Karen Guinup</b>	<b>Deputy Chair</b>
	<b>Michelle Borton</b>	<b>Member</b>
	<b>Hal Henty</b>	<b>Member</b>
	<b>Mark Territo</b>	<b>Commissioner of Planning &amp; Development</b>
	<b>Ron DeTota</b>	<b>C&amp;S Engineers</b>
	<b>Scott Chatfield</b>	<b>Planning Board Attorney</b>
	<b>Gloria Wetmore</b>	<b>Planning Board Secretary</b>

<b>ABSENT:</b>	<b>Al Kovac</b>	<b>Member</b>
	<b>Jim Palumbo</b>	<b>Member</b>
	<b>Scott Soyster</b>	<b>Member</b>

**Public Hearings:**

A motion was made by Michelle Borton seconded by Hal Henty to approve the minutes of the May 9, 2018 meeting.

**Motion Carried 4-0**

A motion was made by Michelle Borton seconded by Hal Henty to approve the minutes of the May 23, 2018 meeting.

**Motion Carried 4-0**

**New Business**

7:30 P.M.\*\* Case #2018-024 – Red Barn Country, LLC/*Red Barn Commercial I(3)* – Preliminary Plat – 7175 Buckley Road

Chairman Mitchell opened the public hearing, Tim Coyer of Ianuzi and Romans presented the plan. He presented a new plan with the variance that was granted at the April 4<sup>th</sup>, 2018 ZBA meeting.

Russ Mitchell said the variance needs to be added to the front page of the plan. He asked if Mr. Coyer if he had looked at the County comments. He said he had not received them. Michelle Borton gave Mr. Coyer her copy.

There will be a 290-foot x      foot building for the Brooklyn Pickle. Sanitary sewer easement, and private sewer on lot #2. Reduced the landscape buffer, they need 106 ft for the easement.

Russ asked if there were any comments or questions, Ron DeTota Said he has no comment at this time however as the plan goes forward there will be a real challenge with the storm water detention pond. Russ said this case is at a standstill until the subdivision is approved.

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the July 11, 2018 meeting.

**Motion Carried 4-0**

7:35 P.M. \*\* Case #2018-026 – Syracuse Behavioral Healthcare/*Syracuse Behavioral Healthcare Renovation (3)* - Site Plan – 4567 Crossroads Park

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this case to the July 25, 2018 meeting.

**Motion Carried 4-0**

**Old Business:**

\*\*Case #2016-009 – *Nichols LD, LLC (Liverpool Sports Complex) (3)* – Site Plan – 7286 Oswego Road (Adjourned from 12 previous meetings)

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the January 10, 2019 meeting.

**Motion Carried 4-0**

\*\*Case #2016-013 – *America Stores It-* Site Plan (3) – Oswego Road across from Mendenhall Road intersection (Adjourned from 20 previous meetings)

Hal Henty excused himself from the board at 7:55 PM. Russ Mitchell opened the public hearing, Joe Mastroianni presented the plan. The plan has been updated, the buildings have been moved 10 feet so the buffer is now 80 feet. Russ asked if there would be an office on the site, Joe said there would and pointed it out on the plan. Russ said the parking needs to be updated on the plan.

Karen said the turning radii for customers with trailers or large U-Haul type trucks doesn't look like there is enough room. They can Back out of the isle or do a U-turn if the car is small enough. Karenasked where the snow storage would be, she said after a few snow storms that 10 feet will get smaller

and smaller. Will the chain link fence only be on one side? Joe said they haven't finalized the fencing yet. Russ was looking at the lighting plan and the landscape plan, the white pine is fine, however the bradford pear only has a life span of 20 years. He looked it up on google, and it said that they have large thorns that could pierce a tractor tire.

Michelle went over the lighting plan. Put the door and gate locations on the plan. Going through the Army Corp of engineers, see if you need a guard rail along the drop off.

Ron DeTota said they need the Army Corp letter sign off.

It might be a benefit to do a section with turning radii.

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this case to the July 11, 2018.

**Motion Carried 3-0**

*Hal Henty returned to the Board at 8:20 PM.*

**\*\*Case #2017-031 – *Widewaters Commons* (3) Site Plan – NYS Route 31 (Adjourned from 13 previous meetings)**

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the July 11, 2018.

**Motion Carried 4-0**

**\*\*Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons*, (3)- Preliminary Plat– NYS Route 31 (Adjourned from 7 previous meetings)**

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the July 11, 2018.

**Motion Carried 4-0**

**\*\*Case #2018-005 – *Summit Realty Management, LLC, Clay Medical* (3)- Amended Site Plan – 8100 Oswego Road (Adjourned from 4 previous meetings).**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the July 25, 2018 meeting.

**Motion Carried 4-0**

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

Russ Mitchell opened the hearing, Terry Horst explained the plan. New photometric plan, added the plantings in front of the building. Modified the water. Side walk will connect with North Med. Storm water fit a 4-foot-deep basin with the capability of tying in with future drainage pipe. Michelle county DOT requires heavier pavement.

Ron DeTota is looking for direction on the detention area, if a more regional system there wouldn't be an issue. He also tried to reach the Town of Salina regarding the water.

The Board is still waiting for County comments.

Russ wants to see this project move forward; however, this can't go further because there is no legal lot to put the building on.

Karen asked Ron if the applicant built their own detention pond, would that move this along. Ron said it would be a temporary fix however it would be better to have 1 central system.

Mr. Camperlino said the Town wants 1 facility; Mr. Morris is drawing up the plan for the central detention pond. Ron said there have been similar situations where things were promised but never completed. Hal asked what is holding up the subdivision; Tim Coyer said they are waiting for Shppo/Swppp and County Comments.

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

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the July 11, 2018 meeting.

**Motion Carried 4-0**

**\*\*Case #2018-016 – ENV Insurance Expansion, (3) Site Plan 7787 Oswego Road (Adjourned from 2 previous meetings)**

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the July 11, 2018 meeting.

**Motion Carried 4-0**

**\*\*Case #2018-017 – JGB Manufacturing, – Preliminary Plat (3)- Executive Drive (Adjourned from 1 previous meeting)**

Russ Mitchell opened the hearing. Paul Curtin Attorney for the applicant presented. This is a 2 lot subdivision to one lot. The applicant will dedicate the cul-de-sac to the Town. The certificate of occupancy from 2001 and 2006 are included.

Scott Chatfield said Parcel C has not been formally approved. If you move forward with this and approve it now, it will be approved.

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

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn this case to the July 25, 2018.

**Motion Carried 4-0**

**\*\*Case #2018-019 – *Train Hard Fitness*, 8180 Oswego Road (3) – Site Plan (Adjourned from 1 previous meeting)**

Russ Mitchell opened the Hearing, Tim Coyer of Ianuzi and Romans presented the plan, the applicant went before the ZBA and was granted a variance for fitness center. The applicant will reduce the parking to 84 spaces; Remove the 40 X 50 addition. Waiting on the water flow test results and archeological study.

Russ said the sign permit will have to go through a separate permit. He also asked to make the building more residential friendly.

Karen said the sign has to be 25 feet off the property line. Will there be a trainer on-site 24-7 or all the hours of operation? Tim said when people sign up they will have a trainer and nutritionist assigned for their whole workout. Karen read the NC-1 definition regarding the building appearance and that a flat roof pole barn does not seem to fit the NC-1 intent.

Hal Henty said the light poles are 20 ft, does that mean that they are 17 ft with a 3 ft base.

Tim said yes the total is 20 ft. He also said there will not be a dumpster enclosure.

Ron DeTota said they are waiting for the SWPPP.

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

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the July 25, 2018 meeting.

**Motion carried 4-0**

**Closed Hearings:**

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

Russ said all we were waiting for were the County Comments. He then asked if there were any comments or questions, hearing none he asked for a motion.

A motion was made by Michelle Borton seconded by Hal Henty to adopt a resolution using standard form # 10 SEQR case # 2018-011 – **Farone/Farone & Son, Inc., Funeral Home**, 4887 W. Taft Rd 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.

- 1 Compatible with neighborhood Character
- 2 Impacts on water and transportation have been considered
- 3 Adds to the community growth

**Motion Carried 4-0**

A motion was made by Michelle Borton seconded by Karen Guinup to adopt a resolution using standard form #20 for Case # 2018-011 – **Farone/Farone & Son, Inc., Funeral Home**, 4887 W. Taft Rd. granted based on a map by Calocerinos Engineering, numbered G-001, survey sheet V-101 revised 01/02/18, C-101, 102, 103, 104, 105, 106 and 501 Dated 3-13-2018 revised 5-30-2018 C-502 dated 1-02-2018 revised 3-13-18, C-503 & 504 Revised 3-13-2018. Floor plan and Elevations by Robert Abbott Jr. Architect numbered A-1, A-2, A-3, & A-4, dated 2-1-2018. Conditioned upon all legal and engineering. In addition, C-101 Maximum building height is 30 feet as per Town of Clay requirements.

**Motion Carried 4-0**

**New Business:**

**Signs**

**Sign and Lighting Services, *Sharon Chevrolet* – 3687 NYS Route 31**

Zoned HC-1, Permit #48,845

**Wall Sign:**

1 – 3 Wall Signs proposed when 2 are allowed, the allowable square footage of each sign will meet the code as depicted on sign information worksheet. The applicant obtained a variance from the ZBA on June 11 to allow for the 3rd sign.

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

**Motion Carried 4-0**

**AJ Sign Company – *North End Commons* – 3820-3848 NYS Route 31**

Zoned RC-1, Permit #48,983- Freestanding Sign – 91.4 square feet and 15.42 feet high sign when a 128 square foot and 25 feet high sign is allowed. The proposed sign will meet the code.

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

**Motion Carried 4-0**

**Signarama – *United Financial Services* – 4769 Buckley Rd.**

Zoned O-2, Permit #49,093

1- Freestanding Sign – 31.5 square feet panel change and panel addition when a 32 square foot sign is allowed. The proposed sign will meet the code. address number To the sign, move the phone number down to make room for it.

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

**Motion Carried 4-0**

**Zausmer Frisch – *Blink Fitness*– 4979 W. Taft Rd.**

Zoned RC-1, Permit #49,059

1 – Wall sign – One 397.6 square foot wall sign when a 403 square foot sign is allowed. The proposed sign will meet the code.

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

**Motion Carried 4-0**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn the meeting at 9:45 PM.

**Motion Carried 4-0**

Respectively Submitted

  
Gloria Wetmore