

Planning Board
Regular Meeting
February 28, 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 28th day of February 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
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary
ABSENT:	Allen Kovac	Member

All present joined in the pledge of allegiance

A motion was made by Michelle Borton seconded by Hal Henty to approve the minutes of the February 14, 2018 meeting.

Motion Carried 5-0

Public Hearings:

New Business:

****7:30 P.M. Case #2018-011 – Joseph Farone/Farone & Son, Inc., Funeral Home, (3) Site Plan, 4887 W. Taft Road**

Russ Mitchell opened the hearing. David Herkala, Attorney and Steve Caliserino Architect were present for the applicant. The subdivision was granted administratively. The site consists of 6.49 acres; they will build a new 10,500 sq foot funeral home and a 3,300 sq foot 3 bay garage. There will be 140 parking spaces with 86 spaces in reserve.

Russ asked if the lights would stay on all night. The lights will go off at closing; the landscaped area around the building has upward spotlights that will stay lit for building security.

Russ said the ingress and egress can't go any further, waiting for SWPPP, we need a lighting plan, also waiting for a letter from SHPO.

Karen asked about a dumpster, the applicant doesn't need a dumpster, they will use trash cans, and they will have a separate company for disposal of medical waste.

Michelle Borton asked if they had worked with the County DOT on the right in right out only, Steve said they are still working on it.

Jim Palumbo looking at the landscape plan the ornamental trees on the corners of the building might engulf the sidewalks. The drop curbs used for ADA parking and the tiles are oriented properly, however the tiles sometimes cause more problems than not.

Russ noticed the drain in the garage floor and asked if there would be any auto repair with draining of fluids? They will only wash the vehicles in the garage.

Ron said there is a sanitary sewer to the south; you may want to connect to public sewer.

Robert Abbott, Architect showed samples of the building materials, 40 x 40 Terraneo panels for the exterior walls and a dark metal roof .

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

Michelle Borton made a motion seconded by Karen Guniup to adjourn this case to the March 28, 2018 meeting.

Motion Carried 5-0

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 8 previous meetings)**

Russ Mitchell opened the hearing; Steve Calocerinos Architect was present for the applicant. 17 acres will be utilized for this plan. There will be two 45 x 60 climate controlled units, the remaining six buildings will not be climate controlled.

The storm water will be routed around the site. The dumpster enclosure was moved to the entrance.

They widened the drive aisles from 30 ft. to 35 ft wide, and eliminated the drop grade step.

The buildings will be earth tones with green roofing.

Ornamental fence along the front.

Jim Palumbo said this type of fencing tends to fade, be sure the paint is durable (UV protected).

Karen said the dumpster is metal; will you be using the gates that we recommend.

Mr. Calocerinos said they would.

Russ stated SWPPP and SHPO is under review, we need lighting plan approval.

Jim said we need improved dumpster detail on the plan.

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

A motion was made by Jim Palumbo seconded by Karen Guinup to adjourn this case to the March 28, 2018 meeting.

Motion Carried 5-0

****Case #2017-031 – *Widewaters Commons* (3) – Site Plan – NYS Route 31 (Adjourned from 6 previous meetings)**

Russ Mitchell opened the hearing Marco Marzocchi presented the plan, modified the plan To include all the requested changes, form the board.

1. They added the sidewalks
2. Back entrance to parcel #2 tweaked the radii.
3. Added no left turn sign where out parcel #3 exits
4. Changed 24 of the light poles to 22 ft height out front;
there will be 12 poles at 28ft height towards the back.

Hal Henty is against the higher light poles on a state road.

Scott Soyster resident asked if there is a product that can be used to cut down on the glare. Marco said there is.

Russ asked about the variances.

Marco explained they have received 2 variances from the ZBA, the 5 ft. variance was sent to this board for comments back to the ZBA.

Jim Palumbo asked why the shape of the building doesn't simply conform to the site to avoid requesting a 5-foot variance.

Marco responded this is a prototype we are trying to work with.

A lengthy discussion ensued.

Karen asked Mark Territo if he was ok with the parking. Marco said he will contact Mark and discuss the parking.

Karen asked if the sewer issue had been resolved, Ron DeTota said they did have a meeting on the sewers. There were petitions in the works and this will go before the Town Board on March 19, 2018.

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

A motion was made by Karen Guinup seconded by Jim Palumbo to adjourn this case to the March 28, 2018 meeting.

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Motion carried 5-0

****Case #2017-044 – Laker Development Group, LLC, *North End Commons* (3) – Site Plan, 3820-3848 ± NYS Route 31 (Adjourned from 2 previous meetings)**

Russ Mitchell opened the hearing.

Lisa Wennburg of Kepplinger, Freeman Associates presented the plan. She showed the plan.

1. Added stop signs going north and south.
2. Lighting plan went to the County DOT.
3. SHPO letter has been received
4. Received an E-Mail from the fire department
5. Made a minor change by rotating the parking
6. Army Corp will send a letter by the end of the week
7. Added and labeled ramps, no left turn going west
8. Added no left turn sign going out onto Route 31

Starbucks, Kay Jewelers and Urgent Care renderings were shown. The site plan now shows all building sizes as well as door openings.

Texas Roadhouse will have cedar wood siding, and a metal roof. Karen reminded the applicant that the dumpster enclosure must match the building, and we have preferred gate material.

Jim Palumbo spoke on the Urgent Care rendering. Complacency of the visual esthetics of the façade in comparison to the Route 57 location.

Ron DeTota stated boring tests haven't been conducted in this area for the high pressure gas line..

The entrance road to Lowes there is a pipe with very little cover, but I don't see it on the plan. The legal description says to connect to the Verizon road not the ring road. You should contact COR about the connection.

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

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the March 14, 2018 meeting.

Motion Carried 5-0

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****Case #2018-001 – *New York District Assemblies of God/Parking Addition* (3) –Site Plan – 8130 Oswego Road (Adjourned from 1 previous meeting)**

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the April 11, 2018 meeting.

Motion Carried 5-0

****Case #2018-002 – *Laker Development Group, LLC/North End Commons* (3) Preliminary Plat – 3820-3848 NYS Route 31 (Adjourned from 3 previous meetings.)**

Lisa Wennburg of Kepplinger, Freeman & Associates presented the plan. Lisa explained they added all easements, stormwater, parking and sanitary sewer to the plan. A note was added concerning the access & parking plan. Set back lines were added to the plan.

FEMA mapping, included a letter no clearing of trees November through March, due to the nesting bats.

Perimeter setbacks, lot sizes and widths are on the plan. Listed all the adjacent property zones.

Ron and Scott pointed out the overlapping lot lines. That will need to be cleared up.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn this case to the March 14, 2018.

Motion carried 5-0

****Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons* (3) Preliminary Plat – NYS Route 31 (Adjourned from 1 previous meeting)**

Russ Mitchell opened the hearing.

Marco Marzocchi presented the plan; they add the sewer as proposed, water, buildings and allowable uses. Wetlands have been delineated, added the zoning of the adjacent properties. Changed final to preliminary on the plan. Added access easement.

Russ waiting for Variance.

There was a question on the triangular piece of property.

We need the Army Corp letter.

Mark Territo said the applicant may need an interpretation from the ZBA on the triangular piece of land. Marco Marzocchi wants something in writing regarding the property over the RR tracks.

Karen suggested they remove the solid lines along the tracks and replace them with dashed lines so this piece doesn't look like a separate parcel.

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

Michelle Borton made a motion seconded by Jim Palumbo to adjourn this case to the March 28, 2018 meeting.

Motion Carried 5-0

A motion was made by Karen Guinup seconded by Hal Henty to adjourn the meeting at 10:10 P.M.

Motion Carried 5-0

Respectfully submitted

A handwritten signature in black ink, appearing to read "Gloria Wetmore". The signature is written in a cursive style with a large, looping initial "G".

Gloria Wetmore