

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 24th day of October 2018. The meeting was called to order by Chairman Mitchell at 7:30 PM. All present joined in the pledge of allegiance, 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

A motion was made by Michelle Borton seconded by Scott Soyster to approve the minutes of the previous meeting.

Motion Carried 7-0

Public Hearings:

7:30 P.M. ** Case #2018-043 – *North End Commons*, 3820-3848 NYS Route 31 (3) – Amended Site Plan

Russ Mitchell opened the public hearing; Lisa Wennberg of Keplinger Freeman Associates presented the plan. The 75 foot easement caused us to cut off the front corner, which resulted in losing some parking spaces. The parking has been recalculated for medical. At 5 space per 1000 ft. building. The plantings stayed the same except for the entrance. Russ Mitchell asked about the area on the plan that was open space and is now it is paved and striped.

Karen Guinup said the photometric plan needs to be updated; the light poles are not in the same place. She asked about the cobblestone in between the two buildings. Lisa Wennberg said it is for drainage. The drive thru lane went from 20 ft down to 18 ft, Lisa said they will put it back to 20 ft so there can be a bail out lane.

There are 18 parking spaces for Urgent Care 10 of those being ADA spaces. Where will the employees park. Lisa explained there are 6 parking spaces in the back for employees.

Karen said if there will be medical in A-1 be careful about waste disposal. Mr. Del Pas said the medical will be vision care. Keep all exteriors earth tones.

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Michelle Borton said they needed 300 parking spaces, went to the ZBA and got a variance to cut spaces down to 275. Now there are only 260. Lisa Wennberg explained that medical requires less parking than retail and restaurant, so the parking was recalculated.

Jim Palumbo pointed out that there are trees listed on the plan that aren't on the plan. There is only 1 crabapple and 2 maple trees on the whole plan.

Ron Detota asked where the dumpster is for the Texas Roadhouse. Lisa pointed it out on the plan. Note on the Plan which utilities are private and which will be contracted.

Russ Mitchell 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 Al Kovac to adjourn this case to the November 14, 2018 meeting.

Motion Carried 7-0

7:35 P.M. ** Case #2018-044 – *Northeast Transportation and Recovery*, 7708 Maltage Drive (3) – Amended Site Plan

Russ Mitchell opened the public hearing, Tim Coyer of Ianuzi and Romans presented the plan. There is 1 trailer and 2 sheds, the applicant wants to remove the trailer and construct a garage with office, the 2 sheds will be relocated to the rear.

Michelle Borton asked Mr. Coyer if they will be regrading the site. Mr. Coyer said there will be minor regrading.

Scott Soyster asked if there will be any utilities, Tim Coyer said the utilities are already there, but they will not be making any changes.

Russ Mitchell asked if there were any comments or questions, hearing none he closed the public hearing.

A motion was made by Scott Soyster seconded by Karen Guinup using standard form #10 SEQR For Case #2018-044 – *Northeast Transportation and Recovery*, located at 7708 Maltage Drive. 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. Will provide an improved appearance to the area.

Motion Carried 7-0

A motion was made by Scott Soyster seconded by Karen Guinup using standard form #20 amended site plan for Case #2018-044 – *Northeast Transportation and Recovery*, located at 7708 Maltage Drive.

Be granted based on a map by Ianuzi and Romans Dated 08/14/2018 revised 10/24/2018 and numbered Sheets 1 of 1 & 1 of 2, P-1, E-1 and E-2. Conditioned upon all legal and engineering.

Motion Carried 7-0

Old Business:

Closed Hearings

****2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments*(3).** – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 22 previous meetings).

A motion was made by Karen Guinup seconded by Hal Henty to adjourn this case to the December 12, 2018 meeting.

Motion Carried 7-0

****2017-008 – B&B Taft Road II, LLC, *Simon’s Agency, Inc.*,(3)**– Site Plan– Lot C-R2 on Wintersweet Dr. in the Inverness Gardens Development (Adjourned from 10 previous meetings)

A motion was made by Michelle Borton seconded by Hal Henty to adjourn this case to the November 28, 2018 meeting.

Motion Carried 7-0

****Case #2017-046 – JOLU Development –*Laurel Springs Assisted Living*(3)** - Amended Site Plan West Taft Road (Adjourned from 9 previous meetings)

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the December 12, 2018 meeting.

Motion Carried 7-0

**** Case #2018-019 – *Train Hard Fitness*(3)**- Site Plan-8180 Oswego Road (Adjourned from 6 previous meetings)

Russ Mitchell opened the hearing. Tim Coyer of Ianuzi and Romans presented the plan, please see attached. Karen Guinup asked if the pitch of the roof changed. Russ Mitchell asked if the lighting stayed the same.

Jim Palumbo pointed out that there are trees on the lighting plan. It seems that the landscape and lighting plan are on the same sheet. The plan has proposed doors and proposed pavement, that shouldn’t indicate proposed.

The signs will go through a separate permitting process. If this is approved tonight the signs will not be approved.

A motion was made by Scott Soyster seconded by Al Kovac using standard form #10 SEQR for Case #2018-019 – **Train Hard Fitness** located at 8180 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. This site fits within the general aesthetics of the surrounding area.

Motion Carried 7-0

A motion was made by Scott Soyster seconded by Al Kovac using standard form #20 Site Plan approval for Case #2018-019 – **Train Hard Fitness** located at 8180 Oswego Road.

Be granted based on a map by Ianuzi and Romans Dated 02/26/2018 revised 10/24/2018 and numbered 1 of 7, 2 of 7 & 3 of 7, C-101, C-102, C-103 & C-501. Lighting shall be in accordance with proposed lighting plan on page 3 of 7, utilizing EWLT06 series LED full cut off wall pack. All signs will go through a separate permitting process. Conditioned upon all legal and engineering.

Motion Carried 7-0

New Business:

Signs

The Graphics Warehouse – Circle K, – 8578 Henry Clay Blvd.

Zoned RC-1, Permit #49,555

1 - Freestanding Sign Face change for existing freestanding sign to LED gas pricing and face changes for existing wall signage. This will meet the code, applicant received special permit approval.

A motion was made by Hal Henty seconded by Al Kovac to approve the sign as presented.

Motion Carried 7-0

A motion was made by Jim Palumbo seconded by Al Kovac to adjourn this meeting at 8:55 PM.

Motion Carried 7-0

Respectfully Submitted



Gloria Wetmore

September

Mr. Russ Mitchell – Planning Board Chairman
Town of Clay
4401 Route 31
Clay, NY 13041



Re: North End Commons – Amended Site Plan Application

Dear Mr. Mitchell,

It has been necessary, through tenant design and utility coordination, to make some minor revisions to the site plans that were approved by the Planning Board in April 2018. For your reference, we've listed the site items that have been revised below.

- 1) During the process of coordinating with National Grid, a non-specified electrical easement was discovered, requiring the southwest corner of the parking lot to be altered to meet the current easement width of 75 feet. The parking lot revision resulted in the loss of 6 parking spaces and the minor alteration of the islands in the associated parking lot.
- 2) During tenant negotiations, the proposed Starbucks became a stand-alone building and the proposed Kay building was incorporated into the building on Lot 1. This resulted in the changing of the footprints of buildings A & B, thus requiring an adjustment to the lot line between Lots 1 & 2. This building modification did not alter any parking areas or curbs, nor did it change the configuration of the drive-thru.

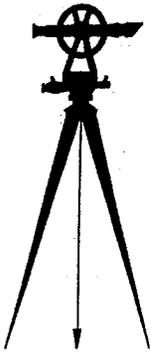
The modifications listed above did not result in any significant increase or decrease in impervious surface.

If you have any further questions, please do not hesitate to call.

Very truly yours,
Keplinger Freeman Associates

A handwritten signature in black ink that reads 'Edward G. Keplinger'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Edward G. Keplinger, RLA ASLA



Ianuzi & Romans Land Surveying, P.C.

5251 Witz Drive
North Syracuse, New York 13212
Phone: (315) 457-7200
Fax: (315) 457-9251
Email: tim.coyer@romanspc.com
Website: www.romanspc.com

October 24, 2018

To: Town of Clay Planning Board

Subject: Train Hard Fitness Site Plan Revision
File: 12688.001

Dear Sir or Madam:

The following changes have been made to our site plan for Train Hard Fitness to address Planning Board comments (10/8/2018);

1. Added a cover sheet to our site plan package.
2. Revised sanitary lateral (sheet 4)
3. Added sewer vent & cleanout detail (sheet 7)

The following changes have been made to our site plan for Train Hard Fitness to address County D.O.T. comments (10/8/2018);

1. Front entrance radius points adjusted. (sheet 2)
2. Existing catch basin at end of driveway is proposed to be re-located to north side of proposed driveway. (sheet 4)
3. Proposed heavy duty shoulder reconstruction in front of the proposed driveway 50 feet south and 20 feet north. (sheet 4)
4. Double yellow line and stop bar added to exit lane of proposed driveway. (sheet 2)
5. Traffic Control Plan added (sheet 6)
6. Detailed grading of proposed drive (sheet 4)
7. Detail A4/C-101 – Earthen Spillway revised (sheet 4)

The following changes have been made to our site plan for Train Hard Fitness to address County D.O.T. comments (10/23/2018):

1. Flipped the location of the outlet control structure and new catch basin with the weir (sheet 4)
2. Detail 2/C-103 has been corrected to match the grading pattern on the plan (sheet 6)
3. The heavyduty shoulder pavement has been extended to the point where the driveway corner radii becomes tangent to the driveway (sheet 4)

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The following change has been made to our site plan for Train Hard Fitness (10/8/2018);

1. Exterior elevations have been revised; more windows have been added at the front door and the canopy has been removed, colors revised.

Very truly yours,

Tim J. Coyer, L.S.

