

Regular Meeting
Planning Board
July 25, 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 25th 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
	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
ABSENT:	Allen Kovac	Member

All present joined in the pledge of allegiance

Public Hearings:

A motion was made by Michelle Borton seconded by Hal Henty to approve the minutes of the June 13, 2018 meeting.

Motion Carried 4-0, 2 abstained Jim Palumbo and Scott Soyster do to the absence of that meeting.

A motion was made by Michelle Borton seconded by Jim Palumbo to approve the minutes of the July 11, 2018 meeting.

Motion Carried 6-0

New Business

*7:30 P.M. Case #2018-030 – *Ravada Hill - Phase 3 (5)* – Zone Change Referral – 4850 Buckley Road

Russ Mitchell opened the public hearing, Alex Wisnewski presented the plan. This is the former Gravina’s Nursery site located on the south side of Buckley Road. The parcel is zoned RC-1 asking for a zone change to R-APT. The applicant wants to add 60 apartments, garages and possibly a pool. The garages would serve as a buffer.

Karen said that this is an appropriate use and will clean up the site.

Hal Agreed and said it will clean up the area.

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Michelle agreed good use.

Jim it lends itself to the community character.

Scott agreed

Russ also likes this use.

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

A motion was made by Jim Palumbo seconded by Scott Soyster in the matter of the application of planning board case # 2018- 030, made a motion that the Planning Board transmit the comments to the Town Board for their consideration with this petition.

Motion Carried 6-0

****7:35 P.M. Case #2018-031 – J.P.B. Fire Services, Inc. (3) – Site Plan – 4675 & 4683 Burr Drive**

Russ Michell opened the public hearing; Antonio Caruso Attorney for the applicant presented the plan.

There are two buildings on the site, in the back there is a 2900 sq. ft. for a garage and the building up front is 2400 sq. ft. for an office. The applicants have been in business since 2008. They sell fire equipment, and fire services. 90% of the business is done off site. There are 12 employees; only 6 are on site at any one time. The fire sales are done on line.

Part of the Site is in the Town of Salina and part is in the Town of Clay, Robert Germain Town of Clay Attorney and Robert Ventre Town of Salina Attorney are working together on this project.

Russ Mitchell asked if they were purchasing the entire site. Will there be any outside lighting, there needs to be more lighting. Do you need a dumpster, the applicant said not at this time? Mr. Dunn Engineer for the applicant addressed the parking. The code requires 10 parking spaces, there are 28 spaces currently.

The landscape plan, the applicant said they will have a better idea what they will do after they clean up the site.

Michelle said they need smaller utilities shown on the plan.

Jim and Scott didn't receive the plan.

Karen asked if the applicant is just using the current location and not doing any work, why this case had to come to this Board. Mark Territo said anytime there is a in use, it is in the language of the site plan.

Russ wants a photometric plan, striping for the parking. Hal asked if there will be any retail sales, There will not. Only thing that will be loaded on the emergency vehicle trucks.

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 Jim Palumbo to adjourn this case to the August 8, 2018 meeting.

Motion Carried 6-0

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*7:40 P.M. Case #2018-033 –Sonbyrne Sales, Inc./*Byrne Dairy Clay* - (5) – Zone Change Referral – 4739 Buckley Road

Russ opened the public hearing, Christain Brunelle of Sonbyrne Sales INC., presented the plan. The site is located on the north east corner of Buckley Road and Henry Clay Blvd. consisting of 6.7 acres zoned HC-1 asking for a LUC-1. They will build on 4.3 acres and leave the back 2.4 acres as a buffer. The applicant is asking for a car wash, the first one. Mr. Brunelle added that the County Comments have not been approved yet.

Russ asked what enticed them to use this site. Mr. Brunelle said they have stores all over but none in Clay.

Russ was not in favor last time because they wanted a drive thru, he doesn't like the car wash. He added that the County will not allow the curb cuts. Russ is in favor of the Byrne store on this corner.

Hal Henty likes this use without the car wash.

Michelle Borton agrees with Hal, she likes the store without the car wash.

Karen Guinup thinks it's a great fit for this corner; she is concerned about the car wash with vacuums.

Jim Palumbo This will be a compliment to the area, the car wash will be a challenge.

Scott Soyster is in favor of this use,

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

A motion was made by Jim Palumbo seconded by Hal Henty in the matter of the application of planning board case # 2018- 033, made a motion that the Planning Board transmit the comments to the Town Board for their consideration with this petition.

Motion Carried 6-0

**7:45 P.M. Case #2018-034 – Ulrich Sign Company/*Tops LED* (3) – Special Permit – 3803 Brewerton Road

Russ opened the Public Hearing, Chris Watson presented. They will replace the fuel sign with an LED sign. Just the fuel prices will be lit. Hal asked if it will flash? Chris said there will be no flashing lights, at night the LED dims. There is also a remote to change the sign.

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

A motion was made by Scott Soyster and seconded by Jim Palumbo using standard form # 10 SEQR for Case #2018-034 – Ulrich Sign Company/*Tops LED* located at 3803 Brewerton Road for a Special Permit 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. The proposed action will not have a significant impact on environmental resources or community character.

Motion Carried 6-0

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A motion was made by Scott Soyster seconded by Jim Palumbo using standard form # 70 Special Permit for Case #2018-034 – Ulrich Sign Company/*Tops LED* located at 3803 Brewerton Road Drawings by Ulrich Sign Co. dated 06/21/2011 and revised 06/25/2018. Conditioned upon all legal and engineering.

Motion Carried 6-0

Old Business:

**** Case #2017-048 - JOLU Development - *Laurel Springs Assisted Living* (3) - Special Permit West Taft Road (Adjourned from 6 previous meetings)**

Russ opened the hearing; James Trasher of CHA presented the plan. This is a 72 bed assisted living facility, that was approved many years ago. It has gone from 90,000 square feet to 30,000 square feet. The building height was 30 ft changed to 38.67 feet; this is all noted on the plan. Modified the ponds as per the State. Contacted the Town engineer for approval of drainage.

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

A motion was made by Michelle Borton seconded by Jim Palumbo SEQR determination using standard form #10 for Case #2017-048 - JOLU Development - *Laurel Springs Assisted Living* Special Permit located at West Taft Road Permit 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. The proposed action will not have a significant impact on environmental resources or community character.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Scott Soyster Special Permit approval using standard form #70 for Case #2017-048 - JOLU Development - *Laurel Springs Assisted Living* located at West Taft Road based on a map by Clough Harbor Associates dated 11/13/2017 revised 5/29/2018 and numbered-C-001. Conditioned upon all legal and engineering.

Motion Carried 6-0

****Case #2017-046 – JOLU Development –*Laurel Springs Assisted Living* (3) - Amended Site Plan West Taft Road (Adjourned from 6 previous meetings)**

Russ opened the hearing he began by saying the Board still needs SWPPP and SPEDES, landscape screening. Russ asked if the applicant had spoken to Eldercare about an interconnection walkway. Mr. Trasher explained the utilities were put in years ago and there have been changes. The storm water is being reviewed by Ron DeTota. Added the dumpster enclosure, increased the buffer with trees, the applicant is willing to install a fence to shield the detention pond.

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Mark asked if the building has sprinklers, James said yes. He pointed out the location of the fire hydrants on the plan. Russ asked about snow storage, James said it will be plowed into the pond.

Karen asked about the height of the light poles. James said they will be 12 ft mounting height, direct down and push forward lighting.

Russ asked if there were any comments or questions, Cathy Hillenbrand of 4849 West Taft Rd talked about the issues as a home owner directly adjacent to this project. See attached.

Ron said they should keep the snow out of the storm water areas.

Russ asked for a motion to adjourn.

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

Motion Carried 6-0

****Case #2018-005 – Summit Realty Management, LLC, Clay Medical (3) - Amended Site Plan – 8100 Oswego Road (Adjourned from 5 previous meetings).**

Russ opened the hearing, Jim Hagen presented the plan. Mr. Hagen had a meeting with the Commissioner. Listed all approved variance numbers on the plan, added a dumpster enclosure. The enclosure was placed outside the National Grid easement. New tenant will lease the top floor. The East, South East and North West corners will be repaved this year the remainder will be done in 2019.

Russ asked if the applicant had received the depths from National Grid? They have to get approval from National Grid. Ron DeTota pointed out two areas that are encroaching on the easement.

Mr. Hagen said that he will get with National Grid and get an approval letter for the Board.

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 Scott Soyster to adjourn this case to the August 8, 2018 meeting.

Motion Carried 6-0

****Case #2018-017 – JGB Factoring GMBH, LLC (3) - Preliminary Plat - Executive Drive (Adjourned from 2 previous meetings)**

Russ opened the hearing, Paul Curtain Attorney for the Applicant and Tim Coyer presented the plan. Mr. Curtain explained that the Town Board had approved the abandonment of the right of way and will take dedication of the Cul-de-sac. Tim Coyer had not adjusted the plan to reflect these changes. Ron DeTota explained the abandonment of the Cul-de-sac, Russ said he doesn't know what the Board is approving on this plan. Scott Chatfield explained if the sub division is approved, minor modifications can be made by the Codes Officers, however on a Site Plan it has to go before this Board or the Commissioner.

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

A motion was made by Karen Guinup seconded by Hal Henty to go directly to final plat.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Karen Guinup using standard form #10 SEQR determination for Case # 2018-017 – ***JGB Factoring GMBH, LLC (3) – Final Plat - Executive Drive*** 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. The proposed action will not have significant impact traffic, or community character.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Hal Henty using standard form #40 **Conditional Final Plat** based on a map by Ianuzi and Romans dated August 4, 2017 revised July 25, 2018 and numbered 1 of 1. Conditioned upon all legal and engineering, and all legal documents must be signed by the developer and accepted by the Town before the Final Plat will be signed by the Planning Board Chairman.

Motion Carried 6-0

****Case #2018-019 – *Train Hard Fitness* (3) - Site Plan-8180 Oswego Road (Adjourned from 2 previous meetings)**

Russ Mitchell opened the public hearing, Tim Coyer of Ianuzi and Romans presented. The building is smaller; they will keep as much buffering as possible between the building and residential. There will be 66 parking spaces, 4 being ADA, when 60 are required. They moved the sign back 25 feet. The hours will be 5 am to 11 pm.

Russ said on page 8 if half the wooded area will be removed the numbers don't jive. Will there be windows in the building. Please turn the building so the nice side faces the road.

Jim in the winter the ice sliding off the roof could damage cars and injure people.

Karen asked for clarification on the buffers.

Scott asked where the water runoff will go in the winter. It will refreeze, install pipes to take the water under the pavement.

Ron suggested they make the sewers public on the west and put in an easement. He also asked if there has been any thought of interconnection to the right?

Russ asked if there were any 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 September 12, 2018 meeting.

Motion Carried 6-0

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****Case #2018-026 – *Syracuse Behavioral Healthcare Renovation of 4567 Crossroads Park* (3) - Amended Site Plan – 4567 Crossroad Park (Adjourned from 1 previous meeting)**

Russ opened the hearing Dan Heukrath Architect explained the plan. Will upgrade the inside of the building with new water lines and new sewer lines.

Russ asked if there were any plans to repave, Mr. Heukrath said they will repair the areas that are being dug up to replace the utilities. Originally the water lines were for office use, we need more bathrooms. No dumpster, there will be 22 parking spaces for employees the remainder of the parking lot will be for visitors, adding light boxes at the entrance and cameras covering the parking lot.

Russ asked if there were any comments or questions, Hearing None he asked for a motion.

A motion was made by Scott Soyster seconded by Karen Guinup approving using standard form # 20 for Amended Site Plan Case #2018-026 – *Syracuse Behavioral Healthcare Renovation of 4567 Crossroads Park* – 4567 Crossroad Park , this is a type II action. Drawings by N.K. Bhandari Architect numbered C-100,C-101,C-102, C-103, C-501, C-502, C-503 Dated 2/23/18.

Motion Carried 6-0

New Business:

2018-007 – North End Commons, 3820 NYS 31, Final Plat

No Action

Signs

Ulrich Sign Co., Inc. – Tops Plaza, – 3803 Brewerton Rd.
Zoned LuC-1, Permit #49,202

1 - Freestanding Sign Face change for existing Freestanding sign. This is an 18 square foot face change. This will meet the code pending special permit approval.

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

Motion Carried 6-0

A motion was made by Hal Henty seconded by Karen Guinup to adjourn the meeting at 10:30 P.M.

Motion Carried 6-0

Respectfully Submitted



Gloria Wetmore