

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 26th day of September 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 Karen Guinup seconded by Al Kovac to approve the minutes of the previous meeting.

Motion Carried 5-0.

Hal Henty and Michelle Borton abstained, due to their absence from the previous meeting.

Public Hearings:

New Business

*7:30 P.M. Case #2018-042 **Lands of Trombley/Red Barn Commercial (5) – Zone Change Referral – 110 Red Barn Circle and Lands northerly adjacent to Red Barn Acres.**

Russ Mitchell opened the hearing, Tim Coyer of Ianuzi and Romans presented the plan. The proposed zone change will go from R-10 to HC-1, additional storm water pond added so the lots to the west won't have to deal with easements. The 50 foot buffer cannot be touched. Lot # 1 on the plan will be used for buffering to the residential. Russ Mitchell asked about the L shaped parcel, Tim explained there will be 17 parcels built there eventually. Russ Mitchell asked if Tim had received the County Comments, He did not. Russ read a comment from the County.

Russ Mitchell asked the Board if they had any comments or questions, there were none. Scott Chatfield asked Tim Coyer why they didn't use lot # 35, Tim explained that lot #35 is not part of the development. Russ Mitchell asked if there were any comments or questions from the Residents, Hearing none he Began to explain what the applicant plans on doing. There was a coordinated review with the County, they focused on traffic, and there is talk of a traffic light. Russ talked in length on traffic and an increase in traffic. He continued, The Board has an obligation to listen to the residents as well as the applicants when a zone change goes through.

Tom Lovette of Red Barn Circle, if lot #1 is pushed out it will make the commercial larger. Russ Mitchell explained that lot #1 will be a buffer not a building site.

Russ recommended the residents watch the Town web site to stay on top of the agendas and meeting schedules.

A resident asked if any of the commercial built along Red Barn Circle would have access to Red Barn Circle.

John Schmidt of Red Barn Circle asked if the County and Town will work together throughout this zone change process.

Another resident asked if this case will come before this Board again. Russ said it would, Karen Guinup explained the Subdivision process.

Scot Chatfield explained that it will come back to this Board for Site Plan.

Russ Mitchell closed the Public Hearing and asked for a motion.

A motion was made by Scot Soyster seconded by Al Kovac using standard form #50 for a favorable recommendation to the Town Board Case # 2018 -042 **Lands of Trombley/Red Barn Commercial Zone Change Referral** located at 110 Red Barn Circle and Lands northerly adjacent to Red Barn Acres. The proposed Zone Change will have a positive impact on the adjacent residential neighborhood by providing enhanced buffers with the commercial parcel.

Motion Carried 7-0

Old Business:

****Case #2017-031 – *Widewaters Commons* (3) Site Plan – NYS Route 31 (Adjourned from 16 previous meetings)**

****Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons*, (3)- Preliminary Plat– NYS Route 31 (Adjourned from 10 previous meetings)**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn both cases to the October 10, 2018 meeting.

Motion Carried 7-0

Closed Hearings:

****Case #2017-046 – *JOLU Development –Laurel Springs Assisted Living* (3) - Amended Site Plan West Taft Road (Adjourned from 8 previous meetings)**

A motion was made by Michelle Borton seconded by Scott Soyster to adjourn this case to the October 24, 2018 meeting.

Motion Carried 7-0

****Case #2018-019 – *Train Hard Fitness* (3) - Site Plan-8180 Oswego Road (Adjourned from 4 previous meetings)**

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn this case to the October 10, 2018 meeting.

Motion Carried 7-0

****Case #2018-035 – *VIP Development/True North Center for Children* (3) – Site Plan – 4431 Waterhouse Road (Adjourned from 2 previous meetings)**

A motion was made by Al Kovac seconded by Karen Guinup to adjourn this case to the October 10, 2018 meeting.

Motion Carried 7-0

** Case #2018-038 – Abdallah, LLC/*Anytime Fitness* - (3) – Site Plan – 7165 Buckley Road (Adjourned from 2 previous meetings)

Jim Hagan presented, Mr. Hagan went over the items discussed at the last meeting. (See attached)

Jim Palumbo thanked The Chairman for asking the applicants to provide a list of things to be worked on. Jim also thanked Mr. Hagan for providing it.

Russ Mitchell asked for a motion.

A motion was made by Jim Palumbo seconded by Scott Soyster in the matter of Planning Board Case# 2018-038 Anytime fitness using standard form # 10 SEQR 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 Jim Palumbo Seconded by Al Kovac Approving the Site Plan using standard form # 20 for Case #2018-038 – Abdallah, LLC/*Anytime Fitness* located at 7165 Buckley Road, based on a map by Hagan Architects dated July 19, 2018 revised September 17, 2018 and numbered 1-6 and EC-1. Conditioned upon all legal and engineering.

Motion Carried 7-0

New Business:

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

No Action

2018-039 – River Grove – Final Plat – 3696 Gaskin Road

Russ asked if there were any comments, Ron Detota of C&S Engineers said everything looks good. A motion was made by Michelle Borton seconded by Karen Guinup to approve the Final Plat using standard form #40. Based on a map by Ianuzzi and Romans dated February 5, 2015 and numbered Sheet 1 of 1. Conditioned upon all legal and engineering.

Motion Carried 7-0

Signs

Signarama –*Kimbrook Village Square*– 8395 Oswego Rd.

Zoned RC-1, Permit #49,497

1-Freestanding Sign – This is a face change, and cabinet replacement with new faces and LED illumination. The size of the sign will not change.

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

Motion Carried 7-0

Work Session

2018-029– UR-ban Villages- PDD Concept Plan referral, NYS Route 31 adjacent to Cicero Border.

The Applicant explained the plan; they wanted to do something fresh, Ur-Ban Villages. Apartments are usually a temporary situation; we want these apartments to be more of a permanent home. Russ asked if they planned to incorporate commercial in with the residential. He said yes a coffee shop or other small store fronts.

He then showed the three different apartment types. Each has a different draw.

The Town Board wanted to know if the roads would be public or private. Jim asked if the public would be driving into the commercial store fronts. Vito said he didn't think it would generate much traffic.

Hal asked if they wanted the Town to maintain the roads. Karen explained the difference between the public and private roads.

Steve Caliserinos said they don't want all the roads to be public, just the main road from Rt. 31 and the connector road to Tocco Villagio.

Hal Henty said they will own all of this, he asked if they would be going for pilots or tax deductions. Vito said they hadn't thought about that.

They plan on 470 units and 50,000 square feet of commercial. Karen asked if they increase by 5, 475 units with 4 stories how many units will you lose by going to 3 stories.

There was a lengthy discussion on the public roads and what type of commercial would be going in. The applicant doesn't like to see dumpsters; they plan on putting the trash receptacles in storage units.

Scott Soyster said he has seen these types of builds in Baltimore, the millennials would like shared rental space for working close to home. They also like to walk or bike to work. Vito said that is a great idea.

Hal said the concept is good it just needs some tweaking Michelle Borton said the walking trails are private. Vito said they would not discourage others from using the trails.

Ron Detota there are wetlands in the north east corner, also the sewers have to have approval from the town of Cicero. They will take into consideration the amount of sewage allowed.

Russ explained that this is a lengthy process, it will not be approved quickly.

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

A motion was made by Karen Guinup seconded by Al Kovac to adjourn this case to the October 24, 2018 meeting.

Motion Carried 7-0

Regular Meeting
Planning Board
September 26, 2018

A motion was made by Al Kovac seconded by Michelle Borton to adjourn the meeting at 10:05 P.M.

Motion Carried 7-0

Respectfully Submitted

A handwritten signature in cursive script that reads "Gloria Wetmore". The signature is written in black ink and is positioned above the printed name.

Gloria Wetmore

Hagan Architects, P.C.

design build

September 18, 2018

Memo to: Town of Clay Planning Board

From: Hagan Architects, P.C.

Re: Anytime Fitness Planning Board Comments

Planning Board Comments per meeting of 9/12/2018:

1. Add parking calculation to Zoning Regulation Chart on Drawing 1.

-Completed

2. Add note on Drawing 5, Elevations, that signage as shown is not part of the site plan approval. A separate application for sign approval must be submitted.

-Completed

3. Gates of trash enclosure must be town standard metal gates.

-Completed

4. Concern raised about potential freezing of drywells.

-Additional details added and discussed with Town Engineer.

5. Resolution of storm drainage with Town Engineer.

-Discussions ongoing with Town Engineer and our Engineer.

6. Response from County D.O.T. on storm drainage.

-See attached Letter dated September 18, 2018

COUNTY OF ONONDAGA



DEPARTMENT OF TRANSPORTATION

JOANNE M. MAHONEY
County Executive

JOHN H. MULROY CIVIC CENTER
421 MONTGOMERY STREET, 11TH FLOOR
SYRACUSE, NEW YORK 13202
Phone: 315.435.3205 Fax: 315.435.5744
ongov.net

MARTIN E. VOSS
Commissioner

September 18, 2018

Mr. James Hagan
J.S. Hagan Architect, PC
180 Intrepid Lane
Syracuse, NY 13205

Re: Buckley Road (CR 48)
Proposed Anytime Fitness
SWPPP and Site Plan Review
Town of Clay

Dear Mr. Hagan,

The Onondaga County Department of Transportation has reviewed the SWPPP and site plans for the proposed Anytime Fitness located at the corner of Buckley Road (CR 48) and Red Barn Circle in the Town of Clay.

The Onondaga County Department of Transportation accepts the 9/10/2018 Grading & Utility plan and Site Details prepared by J.S. Hagan Architect, PC and the September 10, 2018 SWPPP prepared by WM Engineering, DPC.

If a review of this proposal from the appropriate planning boards is necessary, this Department will not issue a permit for access until approval from these boards are obtained and correspondence of such is submitted to this office. A permit for access is contingent upon all local requirements being satisfied and any permit restrictions imposed by this office.

Sincerely,

A handwritten signature in cursive script that reads "James E. Fensken".

James E. Fensken, P.E.
Civil Engineer III

JEF: jef

Cc. Martin Voss, Commissioner Onondaga County DOT
Mark D. Premo, P.E., PTOE, Deputy Commissioner Onondaga County DOT
Terry Morgan, Civil Engineer II, Onondaga County DOT
File O/P/R