

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 10th 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 Jim Palumbo seconded by Michelle Borton to approve the minutes of the previous meeting.

Motion Carried 7-0

Public Hearings:

Old Business:

****Case #2016-013 – America Stores – It – (3) Site Plan – Oswego Road (Adjourned 24 previous meetings)**

Hal Henty left the Board at 7:40 P.M.

Russ Mitchell opened the hearing, Joe Mastroianni presented the plan, and he began by going over the points brought up at the previous meeting. (See attached)

Karen asked if the drive isles were all 20 ft. wide, and if they had reduced the size of the units.

Jim Palumbo asked about the storm water planters, what material are they made out of. Jim said it looks like a modular wall. Will it really perform, how do you monitor the performance.

Joe said that there would be more detail as the plan goes forward. Jim thanked Mr. Mastroianni for the options presented and asked him for more detail on the fence, and regarding the wall pack lighting, he wants an updated photometric plan.

Michelle Borton wants to see a sample of the ornamental fence, the gates and the color choice.

Russ gave Mr. Mastroianni a copy of the C&D, all the Board has is the SHPO letter.

Karen wants the Elevation details on all the buildings,

Russ asked if there were any more comments from the Board, hearing none he opened it to the residents.

Nancy Platz of 3648 Black Brant spoke on the drainage issue, the fence and berm, and sump pumps. Mr. Filkins said that the residential sump pumps are discharging onto his property.

Ron said there is a high point on the property, one pocket wetland. Make sure the Army Corp is ok with the water collection pipe. Something that works for the Corp; but does not affect the residential property.

Jerry Stuart of 3672 Black Brant gave photos to the Board Members, he also spoke on the sump pumps running constantly, and he would like the board to consider a different type of fencing along the residential.

Mary Gould of 3662 Black Brant said she wants a stockade fence along the residential.

Russ reminded the residents that the Board has been trying to protect you. We have asked the applicant to plant Pine trees and Ornamental Pear trees along the back to shield the residents.

Russ asked if there were any more comments or questions hearing none he closed the public hearing and asked for a motion.

A motion was made Karen Guinup seconded by Scott Soyster to adjourn this case to the November 28, 2018 meeting.

Motion Carried 6-0 Hal Henty abstained.

Hal Henty returned to the Board at 8:40 PM.

****Case #2017-031 – Widewaters Commons (3) Site Plan – NYS Route 31 (Adjourned from 17 previous meetings)**

****Case #2018-003 – Widewaters Farrell Road II Company, LLC/Widewaters Commons, (3)- Preliminary Plat– NYS Route 31 (Adjourned from 11 previous meetings)**

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn both cases to the November 28, 2018 meeting.

Motion Carried 7-0

****Case #2018-041 - 2018-041 – Sonbyrne Sales, Inc. /Byrne Dairy Clay – (3) – Site Plan – 4739 Buckley Road (Adjourned from 1 previous meeting)**

Russ Mitchell explained to Mr. Brunelle that handing the Board the Plan on the night of the meeting is unacceptable. The County received the Site Plan on Oct. 3; The Engineer received the Plan on Oct. 5. The Board received it tonight Oct.10. The Board cannot look at the entire Plan the night of the meeting; it needs to be studied, there are different areas of expertise that each Board possess. Landscape, engineering, lighting and so on.

Mr. Brunelle explained his reasoning and continued. He first addressed the issues brought up at the previous meeting with solutions. (Attached)

Russ asked if it would be possible to run the sewer line to the right of way. He then asked if the remainder of the Site would be built out. Mr. Brunelle said no there is a 30-foot drop. Russ Mitchell said we need the height of the building on the elevation plan.

Karen said the Dumpster enclosure is fine with the hardy board however; the gates need to be the brushed metal. Mr. Brunelle said the got an estimate on the gates and it was \$11,000.00. The right in and right out, the County said it could be 12 – 16 feet; it was changed to 14 feet.

Russ thinks this could be a safety issue. Ron DeTota said the tanker trucks could use the other entrance.

Jim Palumbo said reading the County letter it sounded like it was only a recommendation. Scott Soyster asked about the sidewalks, doesn't the County want them to go across the whole site.

Scott Chatfield explained that in the event the northerly portion is separated from the southerly portion there needs to be a notation on the plan about an easement.

Ron DeTota will need time to review the plan.

A motion was made by Jim Palumbo seconded by Michelle Borton to adjourn this case to the 11/14/2018 meeting.

Motion Carried 7-0

Closed Hearings

****Case #2018-019 – *Train Hard Fitness* (3) - Site Plan-8180 Oswego Road (Adjourned from 5 previous meetings)**

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

Motion Carried 7-0

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

A motion was made by Jim Palumbo seconded by Karen Guinup to declare the Planning Board as lead agency; Mark Territo will send letters to all involved agencies and interested parties.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the November 14, 2018 meeting.

Motion Carried 7-0

New Business:

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

No Action

Signs

Kassis Superior Signs – MKW Salon, Clay Commons – 8075 Oswego Road.

Zoned RC-1, Permit #49,531

1 – Wall sign – One 35 square foot wall sign is proposed, when a 40 square foot sign is allowed. The proposed sign will meet the code.

A motion was made by Karen Guinup seconded by Scott Soyster to approve the sign as presented.

Motion Carried 7-0

A motion was made by Jim Palumbo seconded by Al Kovac to adjourn the meeting at 9:28 PM.

Motion Carried 7-0

Respectively submitted,


Gloria Wetmore

M E M O

TO: Russell Mitchell
Town of Clay Planning Board Chairman

FROM: Joseph A. Mastroianni, P.E.
Mastroianni Engineering, PLLC

RE: Case #2016-13-America Stores It
ME Project No. 15049

DATE: September 13, 2018

As per your statement at last night's Planning Board meeting, and on behalf of my client Kurt Filkins, we are hereby submitting for your review, the actions items which resulted from the meeting discussion in regard to the America Stores It project.

- ✓ 1. The Board stated that the rear building offset, from the building line, should be increased to 20-feet from the current 15-feet, as was shown on the plans.
- ✓ 2. The Board stated that a profile should be developed showing a typical storage building, with associated roof drains, and how they transfer stormwater to the proposed storm water planters shown on Sheet P-3. They also requested more definitive details be included on the Storm Water Planter Detail presented on sheet D-5.
- ✓ 3. Building lighting was discussed. The Board previously requested that lighting units on the rear of each building be changed to be on every other building only. Material was presented by the applicant that showed the sample photometrics for the proposed lighting units indicated that at a lateral distance of 25-feet from the lighting unit, the intensity is only 0.5 foot candle. Information was then presented that showed a lighting unit on every other building would result in light spacing of approximately 113-feet. This would result in an area between the lights of 63-feet that would in essence have no lighting for those storage units and cause a security concern. The consensus was reached that the applicant would investigate lighting units that have side shielding, obtain existing locations where such lighting units are installed for the Planning Board members to see in real time, and provide lighting simulations for the units under consideration.

- ✓ 4. The Board requested offsets be included on the site plan indicating the distances from Buildings G, H, I & J to the edge of pavement.
- ✓ 5. The Board discussed the need for a detail for the Emergency Gates. It was decided that no such detail would be required on the plans.
- ✓ 6. Fencing around the facility was discussed. The board stated they would like to see an ornamental style steel fence across the front of the facility and possible epoxy coated chain link fence around the remainder of the facility. The applicant will provide updated fencing options on the next set of plans.
- ✓ 7. The Board stated that types of fencing that would not be used on this project should be removed from the legend at the bottom of Sheet P-2.
8. Concern was raised by the Town Engineer as to the importance of maintaining existing overland flow entering into the preserved Federal Wetland area and exiting out to the drainage course along Route 57.
9. The Town Engineer stated he will need at least two weeks to review the submitted Stormwater Pollution Prevention Plan (SWPPP) and discuss it with the applicant's engineer. The Board and applicant agreed to schedule the next project review by the Planning Board for the October 10, 2018 meeting of the Town of Clay Planning Board.

If there are any questions regarding the content of this memo, or additional items the members of the Planning Board would like to have included or expanded upon, please contact me by phone at (315) 278-0261 or via email at mastroiannieng@aol.com.

JAM

provided specific conditions are met. There will be a 30 day public comment period commencing with the date of this notice.

The action involves the approval of a site plan for a public self storage facility on a 5.7 acre site containing United State Army Corp of Engineers (US ACOE) wetlands. The project is located on County Route 67 across from the intersection with Mendenhall Road in the Town of Clay, New York.

The conditions are:

1. The project must satisfy and completely comply with New York State Department of Environmental Conservation (NYS DEC) State Pollutant Discharge Elimination System (SPDES) General Permit GP-0-15-002.
2. The project shall successfully obtain all US ACOE Wetlands district permits as required.
3. The project shall receive NYS DEC Water Quality certification.
4. The site plan shall satisfactorily demonstrate to the Lead Agency site lighting will not impact adjacent properties.
5. Site circulation shall be accepted by emergency services, fire and police.
6. Architectural character shall be made satisfactorily acceptable to the Town of Clay Planning Board (compatible to surroundings).

Contact: Mark Territo, Town of Clay, 4401 State Route 31, Clay, NY 13041-8707, Phone: (315) 652-3800, E-mail: mterrito@townofclay.org.

Planning Board Mtg. September 12th, 2018 Questions/Comments - Notes

<u>Question/Comment</u>	<u>Response</u>
Change freestanding sign to Monument sign	Noted, separate application rqrtd.
Remove Signage info. from plan just leave location – separate application required	Removed from plan
Add Parking requirements and what is provided to plan	Added to plan
Need complete set of plans – cover page, grading, Landscaping	Completed, submitted to C&S on Oct. 5 th and bringing to PB mtg on 10/10
Add location of Hydrant on West side of Henry Clay to plan and any other ones in close proximity	Could not find a hydrant, all identified on plan
Review Code Enforcement Siteplan Fire Protection Review and Comments sheet	Added hydrant to plan to meet requirements
Move Air Station to North of Building in parking spaces	Revised plan and moved
Remove ATM Kiosk	Removed from plan
Buffer of pine trees next zoning line on HC-1 side	Added to plan
More landscaping on corner of Henry Clay and Buckley – look at Ornamental grasses	Revised plan
Landscape the parking islands at end of parking spaces in front of store	Revised plan
Dumpster enclosure must be same material as bldg and gate must match color, see handout from Engineer of example	Added detail to plan and matches bldg.
Remove the 9 circled Number of Parking spaces in the Proposed Key	Removed from plan
Show OCDOT the sidewalk plan and get comments	See letter from OCDOT dated Oct. 3rd
Request OCDOT to supply conceptual approval curbcut letter	See letter from OCDOT dated Oct. 3rd
Discuss with OCDOT a more pronounced Right-In and Right out Driveway profile	Discussed with OCDOT and revised plan to 14' lane width from 16'