

Regular Meeting
Planning Board
April 8, 2015

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 8th of April 2015. The meeting was called to order by Chairman Hess at 7:30 pm and upon roll being called, the following were:

PRESENT:	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Allen Kovac	Member
	Hal Henty	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	Member
	Gloria Wetmore	Planning Board Secretary
	Cindy Beckhusen	Deputy Commissioner of Plan.& Dev.
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers

Chairman Hess said that the Board Members did not have enough time to review the minutes from the previous meeting due to late mail delivery, therefore they will not approve the minutes at this time.

Public Hearings:

****7:30 P.M. Case #2015-008 – *Oneida Financial Corp.*(3) – Amended Site Plan (Parking lot expansion) – 5232 Witz Dr; Lot 5A Allen Rd. Office Park.**

Joshua Podkaminer of Emhoff Associates LLC., and Elise Taetsch of L.J.R. Engineering was present for the applicant. Mr. Podkaminer explained the site consists of 2.4 acres expanded from 1.35 acres in 2011, to expand the parking. The applicant is looking to add 75 spaces. They do not need a SPEDES permit. They will add 2 twin head light poles to match the existing light poles.

Chairman Hess said they will have to expand the photometric plan to show “0” at the lot line, he also said the lighting plan is so small that it is too difficult to read, and requested full size plans.

James Palumbo asked where the existing light poles were on the plan, Mr. Podkaminer pointed them out on the plan.

He also asked if the accessible parking was adequate. Ms. Taetsch said it is.

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Mr. Palumbo also pointed out that there is a burning bush on the landscape plan is listed as an invasive species; he also saw junipers and said they are larger and can be brittle. He asked that they replace them with something hardier. He likes the shade trees. The President of Northeast Health Care joined the meeting. She explained that they will have 150 employees, with room for growth.

Scott Chatfield asked if they had gotten the GM 239 back yet. And asked if they are within 500 feet of Allen or Taft Roads. Dave Hess said they are within the 500 feet and read the OCPB remarks.

Chairman Hess asked the applicant to bring Full size Plans to the next meeting, as well as an updated lighting plan, landscape plan and parking with ADA accessibility.

A motion was made by Russ Mitchell seconded by Allen Kovac to close the public hearing.

Motion Passed 7-0

A motion was made by Hal Henty seconded by Karen Guinup to adjourn this case to April 22, 2015.

Motion Passed 7-0

Old Business: Adjourned Hearings:

**Case #2014-007 – *Sunoco Inc.* (3)– Site Plan – 8450 Oswego Road (Adjourned from 3 previous meetings)

Chairman Hess asked that the Planning Department re advertise so all residents are aware of the hearing being adjourned so far ahead. This expense should be done at the Applicants expense.

A motion was made by Hal Henty seconded by Allen Kovac to adjourn this hearing to September 9, 2015.

Motion Passed 7-0

Old Business: Hearings Closed

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*Case #2014-041 – *Riverwalk Associates* (5), Zone change referral – 5112+/- Guy Young Road (Adjourned from 7 previous meetings)

A motion was made by Michelle Borton seconded by James Palumbo to adjourn this case to the June 10, 2015.

Motion Passed 7-0

*Case #2015-006 – *The Mufale Limited Partnership* (5) – Zone Change Referral - 3946+/- NYS Route 31 – (R-7.5 to TH) (Adjourned from 1 previous meeting)

Chairman Hess explained to the Planning Board Members and the Residents that this hearing is closed and they are considering a recommendation on the land use only.

Jim Palumbo in favor of the Zone Change. He started by thanking the residents for their input. He said the intensity is his biggest concern, have the Town Board look into a traffic study. He said the Zone Change isn't that drastic a change. As far as the cut through, that can be dealt with at the Site Plan review.

Michelle Borton in favor of the Zone Change, would like the Town Board to have a traffic study done, and look at the cut thru. She is not in favor of the connector road. Access to the South needs to be looked into. If this goes to Site Plan there will be many issues.

Allen Kovac is in favor of the Zone Change however needs Town Board to do traffic study; the connection to Pine Gate is ok but not the Rt 31 Pine Gate connection. A traffic study would be a big help.

Russ Mitchell is in favor of the Zone Change, He explained that a lot of residents have concerns about the cut thru; Mr. Mitchell wants them to know that he has listened to all of them; His concern is keeping the neighborhood safe.

Hal Henty is in favor of the Zone Change, recommends a traffic study, no cut thru road. He is also concerned with all the variances needed for side yard set backs.

Karen Guinup is in favor of the Zone Change, wants a traffic study.

David Hess is in favor of Zone Change, wants a traffic study, and input from Fire and Ambulance. The ZBA will deal with all the variances potentially necessary.

A motion was made by Russ Mitchell seconded by Hal Henty to make a favorable recommendation for Zone Change with comments.

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Motion Passed 7-0

Scott Chatfield explained to the Board that if the Town Board is the lead agency for ZC, they can do a coordinated review, and then the Planning Board can make the decision.

The Planning Board can not ask for a traffic study as part of the referral, they can only recommend the Town Board request this.

New Business:

None

A motion was made by Hal Henty seconded by Karen Guinup to adjourn the meeting at 8:05 PM.

Motion Passed 7-0

Respectfully Submitted

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

Gloria Wetmore