

Regular Meeting
Planning Board
July 13, 2016

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 13th day of July 2016. The meeting was called to order by Deputy Chairman Mitchell at 7:30 PM. upon roll being called, the following were:

PRESENT:	Russ Mitchell	Deputy Chairman
	Hal Henty	Member
	Allen Kovac	Member
	Michelle Borton	Member
	James Palumbo	Member
	Brian Hall	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary
	Mike Franceschi	C & S Engineers

ABSENT:	Karen Guinup	Chairperson
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All present joined in the Pledge of Allegiance.

A motion was made by Brian Hall seconded by Jim Palumbo to approve the minutes of the previous meeting.

Motion Carried 5-0 Al Kovac abstained, he was not at the previous meeting.

Public Hearings:

New Business:

****7:30 P.M. Case #2016-018 – Ennis Development's, Inc., (3) – Site Plan Henry Clay Boulevard (behind Nice N' Easy)**

Russ Mitchell opened the hearing, Joe Durand of TDK Engineering, introduced Bill and Noreen Ennis applicants. Mr. Durand began explaining; the applicants opened a storage facility in the town of Van Buren. He explained the plan; it consists of 6.5 acres located south of Nice & Easy on Henry Clay Blvd.

They will build in 2 phases; phase 1 will be 9 buildings, the office will be climate controlled. The Ennis' want their own drive; the owners of Nice & Easy wanted a

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percentage for maintenance of a shared drive. The buildings will be beige metal with a brick façade. They will landscape with evergreens, the lighting is low and will buffer with landscape.

There will be an updated storm water plan; they will meet with Ron DeTota on the 25th of July to discuss drainage. Perimeter fencing, room for snow storage and gravity sewers. Russ asked about the fencing. Black chain link. He asked about the pile of dirt on the plan, Mr. Durand said that is top soil and will be gone. Russ also asked how long it would be before phase 2 began. They said around 2 years. Russ said the plan needs to be updated; remove the phase 2 buildings; include the lighting plan; building elevations as well as building material samples.

Russ Mitchell was very disappointed due to the fact the Board did not receive the plans in enough time to review them. Not just these applicants' plans but almost everyone's for tonight's meeting. The Planning Board needs a full set of plans for all the members in a timely manner. The board should receive the plans by the Saturday be for the meeting.

Russ asked if the board had any questions, Jim Palumbo said the applicant can come back when they are ready to start phase 2 with an amended site plan. Storm water management looks like a built up berm, is there a pipe for drainage. There are 2 connected access points, now when I look at the plan was this system designed to cover this site. The site plan says proposed, the fence says tentative, that should be taken off. The aerial shot of the existing vegetation along the rear of the property line looks to be established.

Michelle asked what the size of the sewer lateral is, Mr. Durand said it is 6".

Mr. Heck a resident lives on Henry Clay Blvd. south of the proposed project. Mr. Heck asked if the sign would be lit 24/7 and if it would be shining in his house. He also asked if the part of the building facing his house would be metal or brick. He is concerned about security. Bill Ennis a huge area 100 feet between the building and the property line will be mowed. The office building will be facing his house and the building will be beige metal. The lights will be wall packs facing downward and very low wattage. Brian asked if the units would be opened 24/7. Mr. Ennis said yes only to people who lease the units.

Jim Mancini a resident on Henry Clay Blvd. said he spoke to Senator DeFrancisco about the Town getting water to his house.

Russ explained that Mr. Mancini and all residents that want to know what is going on in the Town needs to attend the Town Board meetings.

Russ Mitchell asked for a motion to adjourn.

A motion was made by Michelle Borton seconded by Brian Hall to adjourn this hearing to July 27th, 2016.

Motion Carried 6-0

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**7:35 P.M. Case #2016-024 – *Kevin Hagan* (3) – Special Permit – 4515 Wetzel Road
**7:40 PM. Case #2016-023 – *Kevin Hagan* (3) - Site Plan – 4515 Wetzel Road

Russ Mitchell opened both hearings. Kevin Hagan owner explained the plan. He will demo the house and out buildings, and build a pole barn and office. Mr. Hagan is a landscaper.

Russ said there is no septic on the plan, the plan needs to be signed and stamped, also you may not need as much parking. Hal Henty asked if the mulch will be stored out front. Mr. Hagan said the mulch out front right now is only there through the construction stage. All the mulch will be stored behind the building.

Jim asked if the drive would be right on the property line. 10 feet off the lawn. Wondering about the use, there is an office in the building. Will you need the parking spaces; will this use support an office?

Kevin said there will be no retail; the parking would just be for employees. The top soil and hay bales should be labeled temporary.

Brian said the storage areas for mulch and any other landscape materials should be added to the plan.

Michelle said she would like the existing septic shown on the plan as well as the proposed septic.

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

A motion was made by Brian Hall seconded by Hal Henty to close both public hearings.

Motion Carried 6-0

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the 8/10/2016 meeting.

Motion Carried 6-0

**7:45 PM Case #2016-026 – *Wegmans Taft Road Café Patio Expansion* (3)- Site Plan – 4979 West Taft Road

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn this case to the July 27, 2016 meeting.

Motion Carried 6-0

Old Business:

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**** Case #2016-008 – Fox Dealership (3) - Site Plan - 3687 NYS Route 31
(Adjourned from 3 previous meetings)**

Joe Durand of TDK Engineering was present for the applicant; the site is located on State Route 31 across from Davison. They have addressed all the Planning Boards concerns as well as County Planning. The State DOT is allowing full ingress and right out only. They also have to continue the sidewalks.

This will be a 2 story building; mezzanine with offices, 14,500 sq ft.
Full set of plans for the next meeting.

They will meet with Ron DeTota on 7/25/16 to go over SWPPP.

Landscape plan will be in the plan. Some parking spaces have been upsized. Deeper sewers are needed but will service the whole area with gravity sewers. A new district will be formed.

Russ asked if there were any questions, hearing none he asked for a motion to adjourn.

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn this case to the July 27, 2016 meeting.

Motion Carried 6-0

***Case #2016-015 - Georgian Court Enterprises, LLC (5) – Zone change referral – adjacent to Belmont Drive (Adjourned from 2 previous meetings)**

Russ Mitchell said the applicant asked for an adjournment.

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the July 27th, 2016 meeting.

Motion Carried 6-0

****Case #2016-017 - North Syracuse Lodging Group LLC/Towne Place Suites Hotel (3) – Site Plan - Pepperidge Way (Adjourned from 2 previous meetings)**

Jim Trasher of CHA engineering explained the plan. The height variance was granted as well as the landscape strip being reduced from 80 ft. to 50 ft.

There will be 164 parking spaces 20ft x 9ft. there will be 24ft drive isles and 26 ft for emergency vehicles.

As for drainage, storm water was developed by Mufale; some modifications will be made for SWPPP requirements. Utilities; gas, electric and water is all underground.

Dumpster enclosure is block. Russ said if the block is hit by a garbage truck it will likely break and crumble over time.

Landscape plan, hedge row buffer along residential, and shade trees.

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Lighting will be soft white LED on 30ft poles and entrance drive lights.
Russ said he really likes the new roof line.

Jim said when the word proposed is on the plan, it means it isn't ready for final approval, and shouldn't be on the plan. The landscaping is done very well and will compliment the building. The plan doesn't reflect trees in the islands. Use some ornamental grass; bradford pears would have been nice. Japanese tree lilac isn't the best choice.

Russ Mitchell asked if there were any comments or questions. Hearing none he asked for a motion to adjourn.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the July 27, 2016 meeting.

Motion Carried 6-0

Closed Hearings - Board/Applicant discussions:

New Business:

Signs

Signarama – *JMA Wireless* – 7645 Henry Clay Blvd.

Zoned I-1, Permit #47,448

1 – Freestanding Sign. Applicant is proposing a 32 square foot freestanding sign stating only the address numerals. This freestanding sign will meet the code.

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

Motion Carried 6-0

Kassis Superior Signs – *Key Bank* – 3935 NYS 31

Zoned RC-1, Permit #47,467

2 – Wall signs – 15.13 square feet each proposed when 19.68 and 16 square feet are allowed. The proposed signs will meet the code. The applicant is also proposing directional signage as part of the proposal, but these signs do not count toward the allowable square footage as long as logos are not part of these signs.

Kassis Superior Signs – *Key Bank* – 7379 Oswego Rd.

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Zoned RC-1, Permit #47,468

2 – Wall signs – 20.9 square feet each proposed when 38.7 square feet each are allowed. The proposed signs will meet the code. The applicant is also proposing directional signage as part of the proposal, but these signs do not count toward the allowable square footage as long as logos are not part of these signs.

Both signs were opened together.

A motion was made by Al Kovac seconded by Brian Hall to approve the signs as presented.

Motion Carried 6-0

A motion was made by Al Kovac seconded by Michelle Borton to adjourn the meeting at 9:40 P.M.

Motion Carried 6-0

Respectfully submitted



Gloria Wetmore