

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 September 2017. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

PRESENT:	Karen Guinup	Chairwoman
	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
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

A motion was made by Brian Hall seconded by Al Kovac to approve the minutes of the August 9, 2017 meeting.

Motion Carried 7-0

Public Hearings:

New Business:

****7:30 P.M. Case #2017-031 – *Widewaters Commons* (3) – Site Plan – NYS Route 31**

Karen opened the public hearing; Marco Marzocchi Attorney for the applicant presented the plan. The applicant will have 3 out parcels along Route 31, Parcel #1 will be restaurant, parcel # 2 will be retail, 3 or 4 shops, and Parcel # 3 will be fast food with drive thru service. One drive to enter the site.

Karen said this would be done in phases, phase 1 right in only. Access to the left, will the drive be paved? Karen reinforced the facts that as the lots are subdivided; the plan will have to come back to this board for site plan approval. She also said the drive thru for the fast food spot will need a special permit. There is a small parcel to the west, has the lot line adjustment been done? Mr. Marzocchi said it has not. It shows on the plan that is is one site, that has to be taken care of before this can be considered.

Karen asked if the agreement between the Town and the applicant in regards to the easement been finalized? Mr. Marzocchi said no it has not.

Karen opened it up to the Board.

VED

The Vedas are the oldest and most sacred texts of Hinduism. They are a collection of hymns, prayers, and rituals that have been passed down through generations. The Vedas are divided into four main categories: Rigveda, Yajurveda, Samaveda, and Atharvaveda.

The Rigveda is the largest and most ancient of the Vedas. It contains 10,172 hymns, many of which are dedicated to the god Indra. The Yajurveda is a collection of rituals and prayers, and the Samaveda is a collection of songs and hymns. The Atharvaveda is the youngest and most diverse of the Vedas, containing a wide range of spells, charms, and rituals.

The Vedas are considered to be the source of all Hindu knowledge and are the foundation of the Hindu religion.

References

1. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.
2. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.
3. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.
4. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.
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6. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.
7. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.
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9. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.
10. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.

11. The Vedas: A Study of the Sacred Texts of Hinduism. By Yashwantrao Chavan. New York: Oxford University Press, 1962.

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Ron DeTota said there may be an issue with the drainage and sewer. The long range plan was to have the 24" sewer pipe would serve Route 31 and Route 57. Mr. Marzocchi said the proposal for the sewer would have an adverse effect on the wetlands.

A motion was made by Russ Mitchell seconded by Al Kovac to adjourn this case to the September 27, 2017 meeting.

Motion Carried 7-0

****7:35 P.M. Case #2017-033 – Metropolitan Signs/D. Razzante (Clay Volunteer Fire Department) (3) Special Permit/Electronic Sign – 8129 Caughdenoy Road**

Karen opened the hearing, David Razzante of Metropolitan sign presented. The sign is LED 3.5 x 7.3 Karen asked if anyone had any comments or questions, hearing none she closed the public hearing.

A motion was made by Al Kovac seconded by Brian Hall to approve the special permit for an electronic sign using standard form # 70 for case # 2017-033 – **Metropolitan Signs/D. Razzante (Clay Volunteer Fire Department)** located at 8129 Caughdenoy Road. Subject to all legal and engineering.

Motion Carried 7-0

****7:40 P.M. Case #2017-034 – Metropolitan Signs/D. Razzante (Clay Volunteer Fire Department) (3) Special Permit/Electronic Sign – 4383 NYS Route 31**

Karen opened the hearing, David Razzante of Metropolitan sign presented. The sign is LED 3.5 x 7.3; Karen said the sign being on a State Highway cannot advertise. Karen asked if anyone had any comments or questions, hearing none she closed the public hearing.

A motion was made by Al Kovac seconded by Brian Hall to approve the special permit for an electronic sign using standard form # 70 for case # 2017-033 – **Metropolitan Signs/D. Razzante (Clay Volunteer Fire Department)** located at 4383 State Route 31. Subject to all legal and engineering.

Motion Carried 7-0

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****7:45 P.M. Case #2017-035 – William Ennis (*Store Your Stuff*) (3) Special Permit/Electronic Sign – 8530 Henry Clay Boulevard**

William Ennis Applicant and David Razzante of Metropolitan Signs explained the sign. Karen explained that there are 3 parcels on this site but in the RC-1 zone there can only be 1 sign. Karen said the county comments recommend a smaller sign for this site. Karen agrees, and thinks the sign is too high. Russ Mitchell agrees that the sign is too large. He also reminded that there is a neighbor adjacent to this property that is concerned about looking at an illuminated sign.

Mr. Razzante said the code allows 25foot; and this is 20 foot. The owner wants the sign to be visible from St. Rt. 31.

Brian asked what type of messages would be on the sign.

Hal Henty is concerned for people on St Rt 31 will be distracted trying to read the sign. Jim Palumbo did not recall the sign being this large; this is high compared to the height of the buildings.

Michelle Borton and Al Kovac agree the sign is too large.

Karen asked to lower the sign to 15 ft. Full color 9.3, 14 ft down to 10 ft. and 6.1 down to 5 ft.

Karen asked if there were any questions or comments, Jim Mills of 8575 Henry Clay Blvd asked if the sign will be flashing all night long.

Mr. Ennis said they will time it so it is not flashing from 11 PM to 7AM.

Karen closed the hearing.

A motion was made by Jim Palumbo seconded by Russ Mitchell to approve the special permit for an electronic sign using standard form # 70 for Case #2017-035 – **William Ennis (*Store Your Stuff*)** located at 8530 Henry Clay Boulevard. Subject to all legal and engineering.

Motion Carried 7-0

Old Business:

****Case #2016-009 – Nichols LD, LLC (*Liverpool Sports Complex*), (3) – Site Plan – 7286 Oswego Road (Adjourned from 8 previous meetings)**

A motion was made by Hal Henty seconded Russ Mitchell by to adjourn this case to the October 25, 2017 meeting.

Motion Carried 7-0

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****Case #2016-013 – *America Stores – It* (3) - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 13 previous meetings)**

A motion was made by Al Kovac seconded by Michelle Borton to adjourn this case to the October 25, 2017 meeting.

Motion Carried 6-0 Hal Henty abstained.

****Case #2016-056 – *Kimbrook Route 31 Development, LLC- Philip Simao(Rite Aid)* (3) – Site Plan – 3566 & 3578 NYS Route 31 (Adjourned from 5 previous meetings).**

Karen opened the public hearing. Paul Curtain Attorney for the applicant and Tim Coyer of Ianuzzi and Romans presented the plan.

Paul Curtain began, the roofline was adjusted, the materials being used; cement board for the siding and the dumpster enclosure. Three bollards were removed. Trees were removed to allow for snow storage. The lot line adjustment has been filed. Sent a letter to Ron DeTota. Have a licensed PE to sign off on the plan in order to acquire the C O. added a sign No left turn at the drive thru. Recalculate the height of the tallest peak. 3 dumpsters the wall goes around three sides partitioned off on the interior and brushed aluminum gates.

The access point from Route 31, they want to move it south. Mr. Curtain stated that the road has not changed from the original site plan. Karen asked if the road being moved cause an issue for any of the other parcels having access to the ring road. Paul Curtain said it would not.

Thomas Fucillo of Menter Law Firm was present for his client. Mr. Fucillos client owns Tops Market, the existing Rite Aide, the bank and Good Year building. He said that they were not aware of this project until they began to change things. It looks like the ring road will be changed to go straight across, “it’s going to be a rodeo”.

Karen said the County mentioned a traffic study.

Karen turned it over to Scott Chatfield, the three Attorneys had a lengthy discussion about the ring road.

A motion was made by Russ Mitchell seconded by Brian Hall to adjourn this case to the September 27th 2017.

Motion Carried 7-0

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****Case #2017-006 – Self Storage Morgan, LLC (Bruce Pollock), *B&C Storage Morgan Rd* (3) – Amended Site Plan – 7988 Morgan Road (Adjourned from 5 previous meetings).**

A motion was made by Al Kovac seconded by Michelle Borton to adjourn this case to the October 25, 2017 meeting.

Motion Carried 7-0

****Case #2017-026 – Cosimo Zavaglia, *Store America Morgan Road* (3) – Site Plan – East side Morgan Road, 900± feet south of Wetzel Road (Adjourned from 1 previous meeting).**

A motion was made by Brian Hall seconded Al Kovac by to adjourn this case to the September 27, 2017 meeting.

Motion Carried 7-0

****Case #2017-027 – Empower Federal Credit Union, *Empower Federal Credit Union Liverpool Branch* (3) – Site Plan – 7670 Morgan Road (Adjourned from 2 previous meetings).**

Larry Sour of Sutton Real Estate and Judy Graham of Empower presented the plan. The trench drain moved to the east outside of the right of way. Storm drains have all been detailed on the plan, and sent to the County. Directional signage painted on the pavement and one way, ATM only as well as the guard rail along the parking. The traffic study was completed and will be to the County on Monday.

Karen asked if there were any questions. Russ Mitchell commented that he drove by the site and was amazed at how packed it was. The additional ATM s and the addition to the building is needed.

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn this case to the September 27th 2017 meeting.

Motion Carried 7-0

****Case #2017-029 – J. Lou Sotherden, *Side Track Enterprises* (3) – Site Plan – 4975 NYS Route 31 (Adjourned from 2 previous meetings).**

Karen opened the public hearing. J. Lou Sotherden presented the plan, Jeff Till of the County Health Department said the septic is acceptable.

Karen said the Town Board changed the zone to NC-1. The site has to be compatible with the surrounding area. The asphalt is crumbled in the parking lot and needs to be repaved.

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The exterior needs to be painted now. There is a second floor upstairs; Karen asked what that area is being used for now. Ms. Sotherden said they are apartments and are rented out. Karen pointed out that apartments are not allowed in this zoning and the Town Board said they have to be vacated after the leases expire.

They will replace the existing light pole. The dumpster enclosure must match the building. The gates that the Board prefers are brushed aluminum.

Karen said there is a sm parcel off of Weller Canning Road. The applicant needs to define where this parcel ends as not to involve the small parcel.

According to the State Liquor Authority the outdoor area has to be enclosed.

The County comments needs State rt in rt out only.
And the lighting plan.

Jim Palumbo there is a fire hydrant and a light pole right in the middle of the side walk.
Michelle Borton would like to see the landscape plan.

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the September 27th 2017 meeting.

Motion Carried 7-0

Closed Hearings

****Case #2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments* (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 19 previous meetings).**

A motion was made by Russ Mitchell seconded Brian Hall by to adjourn this case to the November 8, 2017 meeting.

Motion Carried 7-0

****Case #2017-008 – B&B Taft Road II, LLC, *Simon's Agency, Inc.*, (3) – Site Plan – Lot C-R2 on Wintersweet Dr. in the Inverness Gardens Development (Adjourned from 6 previous meetings).**

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the September 27, 2017 meeting.

Motion Carried 7-0

New Business:

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Signs

New Court Street, LLC. – C & D LaFace – 8531 Oswego Road

Zoned I-1, Permit #48,505

1 – Freestanding sign – 24 square feet when a 32 square foot sign is allowed. The proposed sign will meet the code.

No action taken.

Motion Carried 7-0

Metro Signs – Clay Volunteer Fire Department- Electronic Message Sign – 4383 NYS 31

Zoned GOV, Permit #48,518

1 – Freestanding Electronic Message Sign. Applicant is proposing a 35.8 square foot electronic message sign. Should the applicant obtain the Special Permit; the proposed will meet the code. Include the address number on the sign.

A motion was made by Al Kovac seconded by Jim Palumbo to approve the sign as presented.

Motion Carried 7-0

Metro Signs – Clay Volunteer Fire Department- Electronic Message Sign – 8129 Caughdenoy Rd.

Zoned GOV, Permit #48,519

1 – Freestanding Electronic Message Sign. Applicant is proposing a 35.8 square foot electronic message sign. Should the applicant obtain the Special Permit; the proposed will meet the code. Include the address number on the pole.

A motion was made by Al Kovac seconded by Michelle Borton to approve the sign as presented.

Motion Carried 7-0

William Ennis – Store Your Stuff - Electronic Message Sign – 8530 Henry Clay Blvd.

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Zoned RC-1, Permit #48,521

1 – Freestanding Electronic Message Sign. Applicant is proposing a 50 square foot sign, with 9.3 square feet as an electronic message sign. Should the applicant obtain the Special Permit; the proposed will meet the code. The condition being the sign will not operate between 11 PM and 7 AM.

A motion was made by Jim Palumbo seconded by Michelle Borton to approve the sign as presented.

Motion Carried 7-0

Kassis Superior Signs– *Hunt Real Estate* – 8196 Oswego Road

Zoned O-2, Permit #48,533

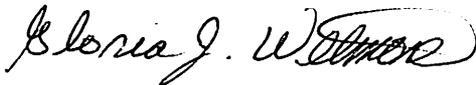
1 – Freestanding sign – 32 square feet when 32 square foot sign is allowed. The proposed sign will meet the code.

No action taken.

A motion was made by Brian Hall seconded by Russ Mitchell to adjourn the meeting at 10:35 P.M.

Motion Carried 7-0

Respectfully submitted



Gloria Wetmore