

Regular Meeting  
Town of Clay  
Planning Board  
May 14, 2014

**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 14th of May 2014. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	Member
	Gloria Wetmore	Planning Board Secretary
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers

A motion was made by Allen Kovac seconded by Russ Mitchell to approve the minutes of the April 23, 2014 meeting.

**Motion Passed 7-0**

**Public Hearings:**

**\*\*7:30 PM - Case #2014-014 – NOVA Ambulance Addition (3) Site Plan, 4425 Buckley Road.**

Brian Manthey explained the plan. The applicant will build an addition 1680 sq. ft. on the south, and 1900 sq. ft. on the west, they will separate the emergency vehicles from public access. There will be 53 parking spaces, 10 to 12 people there every shift. This location is manned 24-7; the training room will accommodate 40 people. Training is done once or twice a month.

The storm water basin on the west will go away, they will design an underground management system.

Dave Hess asked if they planned on applying for a sign permit, and stated that they will need a 25 foot setback.

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County comment # 4 rare animal and or rare plants. Mr. Keplinger of Keplinger Freeman Associates explained that there is a new self generated form; Dave said they will have to go through the D.E.C. and straighten this out. Show the lights on the plan, will there be wall mounts. The board also needs examples of the lighting fixtures.

Dave Hess mentioned that Stewarts is proposing side walks, and asked if NOVA would be willing to put in sidewalks. John Marko of NOVA said that side walks would create to many issues.

Jim Palumbo regarding the accessible parking there are 2 spaces in the existing lot, and asked if the applicant will swap one from the front and add it to the new parking in the back so there will be 2. He would also like to see the photometric, and lights for the site and walkways.

Karen Guinup asked if there is medical waste at this location, and how they dispose of that. Mr Marko said that they use a medical waste company. The dumpster needs to be shown on the plan, and will need to be enclosed.

There was a question on how the applicant knew how many parking spaces were required for this site, Mark Teritto said this site is under Community Support, and there is no set number of spaces needed. This is up to the discretion of the Planning Board.

Ron DeTota asked if the applicant will utilize the lateral sanitary sewer, Mr. Manther said they will; with no new connections. The applicant requested a copy of the site's engineering of the past stormwater management design.

Karen Guinup made a motion to adjourn this hearing to June 11, 2014, seconded by Allen Kovac.

### **Motion Passed 7-0**

**\*\*7:35 PM - Case #2014-016 – Morgan Management Acquisitions, Wegmans Plaza John Glenn (3)- Site Plan, 7519 Oswego Road.**

Hal Henty made a motion to adjourn this hearing to June 11, 2014, seconded by Karen Guinup. There was no one present for the applicant.

### **Motion Passed 7-0**

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## A P P R O V E D

### Old Business: Adjourned Hearings:

**\*\*Case #2013-037 – Wegman’s Food Market (3) – Preliminary Plat – 7519 Oswego Road (adjourned from 3 previous meetings)**

Michelle Borton made a motion to adjourn this hearing to June 11, 2014, seconded by Allen Kovac. There was no one present for the applicant.

### Motion Passed 7-0

**\*\*Case #2014-007 – Sunoco, Inc. (R&M) (3) – Site Plan, 8450 Oswego Road (adjourned from 3 previous meetings)**

Hal Henty made a motion to adjourn this hearing to September 10, 2014, seconded by James Palumbo. There was no one present for the applicant.

### Motion Passed 7-0

**\*\*Case #2014-012 – Gaskin Development Corp. (River Grove), (3)- Amended Preliminary Plat, 3896 Gaskin Road. (Adjourned from 2 previous meetings)**

Hal Romans was present on behalf of the applicant. Mr. Romans stated that the plans have been updated to show the changes that the Board and Engineer had requested at the last meeting. There is now one larger stormwater management facility instead of the previous configuration as shown on an earlier map. By doing this, a few building lots were removed, and other lots now have ample room for accessory uses. The development is proposed to be completed in 3 phases, with the first phase to include approximately 20 lots, the second phase about 28 lots, and 25 lots in the last phase. The first phase would not require the construction of a pump station, this would come during the second phase. The project will consist of all 2-unit townhouse buildings.

Chairman Hess asked if the applicant will consider working with the Town to repave Vicksburg Road when they pave the new roads for this development as this would help the entry appearance to this development. Hal said he would look into it, but wasn't sure if it would be feasible. There was also a discussion about the dirt road that runs between this property and Christopher's Crossing. The applicant stated that this dirt road is on the Rowley property and runs from Gaskin Road to the river. There will be some clearing that takes place during construction, and they will look into replacing some of the trees once the grading and stormwater ponds are in place.

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Ron DeTota, in response to Jim Palumbo's inquiry about the stormwater management facility, explained that the ponds are engineered as far as the intake and outlet, this keeps the water moving and helps to eliminate mosquitoes. Ron also expressed that the ponds should also be landscaped in a way that deters geese.

Cranston Gates, resident of Christopher's Crossing, had questions about the dirt access road that runs between the properties and how there would be a ditch on either side. He feels that it is not going to be a good set up. He would like something to shield this, such as evergreen trees. It was stated that there are no pipes on either side of the access road.

Ron DeTota stated that during the petition phase with the Town Board, when the plans are submitted, this subject could be addressed and looked into at that time.

The applicant stated that the design phase of this project should take approximately 30-60 days. The complete build-out of this project will probably take approximately 6 years.

Jeannie Gates, resident of Christopher's Crossing, asked if the applicant will clear out everything right away even though the project will be spread out over several years. The applicant stated that the retention basin will be constructed in the early part of the project.

The developer of this project will also be the homebuilder.

The Chairman stated that since SEQR was done previously on this project, we will not need to redo it.

Hearing no further questions, the Public Hearing was closed.

A motion was made by Karen Guinup, seconded by Hal Henty, using form #30, granting Preliminary Plat Approval to *River Grove Subdivision*, for property located in the R-TH, Townhouse zoning district, located at 3896 Gaskin Rd., Case # 2014-012 based on a map by Ianuzzi and Romans, being file # 3398.003 dated 2-24-2014, last revised 5-14-2014 Approval is subject to all engineering and legal requirements.

### **Motion Passed 7-0**

### **Old Business: Hearings Closed:**

\*\*Case #2013-032 – *Fastrac Amended Site Plan*, 8467 Oswego Road (Adjourned from 6 previous meetings)

Jim Emerick was present for the applicant; Mr. Emerick explained that they moved one parking space in order to accommodate the bail out lane. There was some discussion on the lighting and spillage onto the fire departments property, Mr. Emerick said the trees

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will buffer the spillage. Dave Hess said that a shield will absorb 25% of the spillage; they will have back shields by the dumpsters.

Russ Mitchell moved to adopt a resolution using standard form #10, for Fastrac Markets amended site plan case # 2013-032, located at 8647 Oswego Road.

SEQR determination, that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined that the proposed action will not have a significant effect on the environment and that the resolution shall constitute a negative declaration (for the following reason) Transportation impact was studied and determined the proposed action could handle the increase in traffic. Seconded by Allen Kovac.

**Motion Passed 7-0**

Russ Mitchell moved the adoption of a resolution for Fastrac Markets amended site plan Case # 2013-032, located at 8647 Oswego Road using standard form # 20 granting site plan review and approval based on a map by Napierala Consulting. Dated and numbered November 7, 2013 C-1 cover sheet.

C-2 land survey dated January 29, 2002 revised March 7, 2002

C-3 dated November 7, 2013 revised May 1, 2014.

C-4, C-5, & C-6 dated November 7, 2013 revised March 30, 2014

C-7 & C-8 dated November 7, 2013 revised March 13, 2014

C-9 dated November 7, 2013 revised May 1, 2014

A-3.1 Dalpos map of exterior elevation dated November 11, 2013

Seconded by Hal Henty.

**Motion Passed 7-0**

A motion was made by Allen Kovac seconded by Hal Henty to adjourn the meeting at 9:04 pm.

**Motion Passed 7-0**

Respectfully Submitted



Gloria Wetmore