

Organizational and Regular Meeting
Planning Board
January 10, 2018

APPROVED

The Organizational and 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 January 2018 The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

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

All joined in the pledge of allegiance

Organizational Items for the year 2018

A motion was made by Hal Henty seconded by Jim Palumbo to appoint C&S Engineers as the Planning Board Engineer for the year 2018.

Motion Carried 5-0

A motion was made by Jim Palumbo seconded by Michelle Borton to appoint Scott Chatfield as the Planning Board Attorney for the year 2018.

Motion Carried 5-0

A motion was made by Michelle Borton seconded by Jim Palumbo to appoint Gloria Wetmore as the Planning Board Secretary for the year 2018.

Motion Carried 5-0

A motion was made by Hal Henty seconded by Jim Palumbo to approve the Planning Board Meeting Calendar for the year 2018 as follows; the second and fourth Wednesdays of the month at 7:30 PM with only 1 meeting in June, August, and December.

Motion Carried 5-0

Organizational and Regular Meeting
Planning Board
January 10, 2018

A motion was made by Hal Henty seconded by Jim Palumbo to appoint Karen Guinup as the Deputy Chairperson to the Planning Board for the year 2018.

Motion Carried 5-0

Regular Meeting Items

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

Motion Carried 5-0

Public Hearings:

New Business:

****2017-046 – *Laurel Springs Assisted Living Facility (Re-approval)*/JOLU Development (3) - Amended Site Plan – West Taft Road**

****2017-048 - JOLU Development - *Laurel Springs Assisted Living Facility* (3) - Special Permit – West Taft Road**

Russ Mitchell opened both hearings together, James Trasher of CHA presented the plan. The Site Plan was approved in 2006; At that time J. Alberici did some site work, storm water, management prep.

The plan was put on hold for 10 years. During that time the zone changed and the parcel is now zoned HC-1 and this use requires a Special Permit. Storm water ponds are on the Taft Road side. Parking is shown as per Town Code.

Russ asked what the original foot print was; James said a center pod with 4 rectangular units. Russ said the square footage isn't on the plan. James said he would get that.

Russ asked if there was a traffic study done.

Russ thought it was a good idea back in 2006 when this first started.

Karen said at that time they wanted a connection between Birchwood and this new assisted living facility. Birchwood (Elder Care) offers rehab and physical therapy.

Mike Mastiano developer, Bob Core was the owner of Birchwood, when this plan was first approved. There were discussions on connectivity with a walk way. Mr. Mastiano added that they have a service that will drive residence to Birchwood.

Russ asked about snow removal. The dumpster enclosure needs to be added to the plan. Parking the code says 2 spaces per bedroom, the plan shows only 1 per. The plan also shows 3 stories when only 2 stories are allowed.

Organizational and Regular Meeting
Planning Board
January 10, 2018

Russ said the building height, parking, and storm water have all been changed since this was originally approved. This will all need to be brought up to code. The applicant may need to go to the ZBA.

Jim said the landscape plan looks good however along the back; the incorporation of broad shaped evergreen will screen the large building if they hug the rim of the basin. Karen asked if there would be medical waste.

The plan is showing side yard setbacks, but only one side is being shown. The dumpsters should have the new powder coated gates.

Jim stated the lighting plan is very nice, and asked will there be wall packs. James said all the lights are on poles and down lit.

Ron DeTota said active and open SWPPP. The landscape is nice but will have to remove some trees for access to the outlet structure. James asked if it will be private or will they have to add easements.

Russ Mitchell asked if there were any comments or questions.

Janice and Ralph Pizzuto of 4851 W. Taft Road spoke, they are against the three story building. This will take away all their privacy. They feel it will decrease their property value. They also said the noise from ambulances on West Taft Road will be increased as well as an increased amount of trash. Russ explained that this is not going away this is only an amended site plan. This use is allowed.

Cathy Cerrillo of 4849 W. Taft Road asked if there would be a buffer along the long drive into the facility.

Russ Mitchell asked for a motion.

A motion was made by Karen Guinup seconded by Jim Palumbo to adjourn both these cases to the February 14, 2018 meeting.

Motion Carried 5-0

Old Business:

*Case #2016-042 – *McDonald's USA, LLC* (5) – Special Permit Referral – 4979 W. Taft Road. (Adjourned from 4 previous meetings).

Withdrawn

**Case #2016-013 – *America Stores – It* (3) - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 17 previous meetings)

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

Organizational and Regular Meeting
Planning Board
January 10, 2018

Motion Carried 4-0 Hal Henty abstained.

****Case #2017-006 – Self Storage Morgan, LLC (Bruce Pollock), B&C Storage Morgan Rd (3) – Amended Site Plan – 7988 Morgan Road (Adjourned from 7 previous meetings).**

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

Motion Carried 5-0

****Case #2017-031 – *Widewaters Commons* (3) – Site Plan – NYS Route 31 (Adjourned from 4 previous meetings)**

Russ Mitchell opened the hearing, Marco Marzocchi presented the plan. Russ asked if every page of the plan had revisions. Mr. Marzocchi said no, there are only a few changes. Russ explained that it is difficult and time consuming to go through every sheet to figure out the revisions. The Board only needs the updated pages. Marco said they added sidewalks; there are a few changes to the lighting plan. At the last meeting there was a letter taking care of the endangered species. Marco presented a SHPPPO letter.

Russ asked about the Indiana bat and the removal of trees between November 1st and March 15th. Jim Palumbo said the dates are a guide line, after that time frame it is more expensive and more complicated.

Marco stated they will go before the ZBA for variances; they will need one for the highway overlay setback in the front yard, and one on each side yard for the perimeter landscape strip reduction. They have applied to the Town Board for 2 Special Permits for drive thru. Marco pointed out how the 4 parcels will be subdivided.

Michelle said at the last meeting they discussed the interior traffic flow issues as well as stop signs. She asked if they decided not to make the suggested changes. There are trees that may cause sight issues.

Hal said this is very confusing. Michelle said there needs to be a sign so people won't turn onto St. Rt. 31.

The dumpster enclosure for Parcel #2, will the refuse truck be able to navigate the site; it looks really tight.

The DOT wants 4 lanes in and 2 lanes out, currently the plan shows a stop sign that will prevent the traffic coming in.

Karen, you need to mark the patio area on the plan, also the traffic entering the back parcel, remove the stop sign. To alleviate confusion, add a directional sign "EXIT to Route 31" with an arrow.

Organizational and Regular Meeting
Planning Board
January 10, 2018

Hal Henty said the light poles are 25ft with a 3ft base. Karen said the town doesn't have any 28ft poles, The Board asked for 20ft poles. Karen suggested they lower them to 25ft for the total height. The dumpster detail needs to include the brushed metal gates and noted on the plan.

Before subdividing, parcel #1 has to be added to the plan. Karen also asked about the parking, if the amount of parking spaces would meet code. Marco said the large back parcel will have enough spaces if the other parcels are a little short. Karen asked if that would work due to the distance between the front and back parcels.

Marco said the code distance is 500 ft. this is only 300 ft (not sure this is right).

Scott Chatfield said there will be a reciprocal ingress egress easement as well as a parking easement. They may determine a special permit is needed.

Karen asked how the agreement is coming along between the applicant and the Town. Marco said its coming.

The dumpster enclosures need to match the buildings and noted on the plan.

Michelle questioned the retaining wall and the 7 to 8 ft drop off.

Jim pointed out some turn arrows on the lanes of Route 31; they need to be removed from the plan. He also said on parcel #2 the parking spaces are marked 19 ft, code is 20 ft.

Ron DeTota said that Tina Cromley from State DOT would be more than happy to work with the Board on this project. The fish and wildlife letter, there is no real resolution to this issue.

Russ Mitchell asked if there were any more comments or questions, hearing none he asked for a motion.

A motion was made by Jim Palumbo seconded by Michelle Borton to adjourn this case to the January 24, 2017 meeting.

Motion Carried 5-0

****Case #2017-043 – Emily McGowin, HD Group on behalf of UPS/Circle K Stores, Nice-N-Easy (3) – Amended Site Plan – 8578 Henry Clay Blvd. (Adjourned from 2 previous meetings)**

Withdrawn

New Business:

Sign

Saxon Sign Corp/Thomas Epolito – Clay Bottle & Can Return – 8430 Oswego Road

Organizational and Regular Meeting
Planning Board
January 10, 2018

Zoned HC-1, Permit #48,758

1 – Wall sign – One 30 square foot wall sign is proposed, when a 37.4 square foot sign is allowed. The proposed sign will meet the code.

A motion was made by Michelle Borton seconded by Hal Henty to approve the sign as presented.

Motion Carried 5-0

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn the meeting at 9:45 P.M.

Motion Carried 5-0

Respectfully Submitted



Gloria Wetmore