

**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 24<sup>th</sup> 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:

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

All present joined in the pledge of allegiance

A motion was made by Michelle Borton seconded by Jim Palumbo to approve the minutes of the January 10, 2018.

**Motion Carried 5-0** Al Kovac abstained due to his absence from that meeting.

**Public Hearings:**

**New Business:**

\*7:30 P.M. Case #2017-050 – *Devin Dal Pos Laker Development Group, LLC, North End Commons* (5) – Special Permit Referral – 3820-3848 NYS Route 31.

Chairman Mitchell opened the Hearing; Lisa Wennberg of Keplinger Freeman Associates presented the plan. Lisa began; this is a special permit referral to the Town Board for a drive thru. The traffic will be directed around the building and exit onto the one-way drive.

Hal Henty said he doesn't like the traffic flow of the whole site. Michelle Borton asked if the exit from the drive thru could be moved to the west.

Devin Dal Pos of Laker Development said that smaller vehicles won't have an issue making the sharp turn out. Hal Henty said there are an awful lot of larger vehicles and trucks rushing in for coffee on their way to work.

The traffic study says there are 51 vehicles per hour until 10AM.

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Jim Palumbo said there are 3 buildings on the lot could, the connecting buildings be separated and have the drive thru go between them. Mr. Dal Pos explained that Starbucks does not want to be in a standalone building, and the drive cannot be changed due to stacking.

The board had a long discussion regarding exiting traffic from the drive thru. The concern is the right turn from the drive thru and then exiting onto the westerly one-way drive. After much discussion and different alternatives, the applicant is going to reconfigure this area slightly which is satisfactory to the board.

Russ 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 Alan Kovac to make a recommendation using standard form #60 Special Permit Referral for Case # 2017-050 Devin Dal Pos Laker Development Group, LLC, North End Commons located at 3820-3848 NYS Route 31. The petition be granted for the following reasons: The layout as shown and resolved with presentation discussion and Planning Board feedback is conducive of the requested.

**Motion Carried 6-0**

\*\*7:35 P.M. Case #2018-001 – *New York District Assemblies of God/Parking Addition* (3) –Site Plan – 8130 Oswego Road.

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn this case to the February 28, 2018 meeting.

**Motion Carried 6-0**

**Old Business:**

\*\*Case #2016-009 – *Nichols LD, LLC (Liverpool Sports Complex)*, (3) – Site Plan – 7286 Oswego Road (Adjourned from 10 previous meetings)

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the April 11, 2018 meeting.

**Motion Carried 6-0**

\*\*Case #2017-026 – *Cosimo Zavaglia, Store America Morgan Road* (3) – Site Plan – East side Morgan Road, 900± feet south of Wetzal Road (Adjourned from 7 previous meetings)

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the February 28, 2018 meeting.

**Motion Carried 6-0**

**\*\*Case #2017-031 – *Widewaters Commons* (3) – Site Plan – NYS Route 31 (Adjourned from 5 previous meetings)**

Russ Mitchell opened the Public Hearing; Russ complimented Mr. Marzocchi for listening at the last meeting, and only presenting the Board with revised site plan pages. Mr. Marzocchi went down a list of all the revisions the Board asked for.

- 1) Fixed parking according to code
- 2) Removed the 4-way stop
- 3) Curbed the island
- 4) Added the color & material for the dumpster enclosure
- 5) Parking stalls are 20 ft.
- 6) Added 2 do not enter signs
- 7) The sign that reads no exit to Rt 31, added a sign to bring traffic along the back of out parcel #2
- 8) Lighting/ 25 ft. mounting pole total, along the road.
- 9) Added guard rails
- 10) Added dumpsters in back.

Karen asked for a note to be added to the Title Sheet that all parking spaces will be 9 1/2 x 20.

Karen commented on the applicants change in calculating the parking requirement by proposed use on the Title Page. She is looking to the Planning Dept. for input on this issue.

On Drawing C103A she expressed concern regarding the first intersection with the right in drive traffic and traffic between parcels 2 and 3.

On Drawing C130B move the location of the stop sign on the westerly entry drive to the internal drive where traffic would be exiting parcel 4 to the westerly drive and placing a stop sign on the first drive isle entering the internal drive approaching the new stop sign location to exit parcel 4.

Karen also agreed with the Chair and Mr. Henty that the pole height including the base should be 25 ft. on parcel 4.

Michelle asked why there is a note on the plan that says built by others.

Marco showed the internal traffic; Michelle asked to see the traffic in both directions.

Ron DeTota said that Widewaters, Fox and Davidson were at the meeting regarding Sanitary Sewer waiting to hear if they need to go to the State Audit Control. Ron hasn't heard from anyone.

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

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A motion was made by Al Kovac seconded by Michelle Borton to adjourn this case to the February 28, 2018 meeting.

**Motion Carried 6-0**

**\*\*Case #2017-042 – ALDI, Inc./ALDI Expansion** Amended Site Plan located at 3942 NYS Route 31 (Adjourned from 1 previous meeting)

Russ Mitchell opened the hearing, Steven Cleason of APD Engineering and Architecture presented the plan. Russ asked Mr. Cleason which of the 2 site plans he would be using. Mr. Cleason explained the plan, the revision dates were added, as well as all variances dates to the cover sheet. All parking spaces measure 9 ½ X 20 feet. There was a parking study conducted and Mr. Cleason doesn't see a need for the additional 6 spaces.

Russ asked why there were bollards on the plan; Mr. Cleason said the curbs are not 6 inches high so people were driving into the side of the building.

Scott Chatfield why there can only be 1 Site Plan, and why the future parking has to be on the Plan. The applicant could go to the ZBA to decrease the parking.

Jim Palumbo said it seems the applicant should just put the 6 parking spaces in now, we are setting a precedence. All the applicants will want to put over flow parking in rather than adding the amount required by the Town Code. There was a lengthy discussion on the 6 parking spaces.

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

A motion was made by Jim Palumbo seconded by Al Kovac to adopt a Resolution using standard form #10 SEQR for Case #2017-042 – **ALDI, Inc./ALDI Expansion** Amended Site Plan located at 3942 NYS Route 31 is an unlisted action and does not involve any Federal Agency. It is further determined the proposed will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons. The proposed site modifications are improvements and bring the existing site into compliance with current Code.

**Motion Carried 6-0**

A motion was made by Jim Palumbo seconded by Michelle Borton to adopt a resolution using standard form # 20 for Case #2017-042 – **ALDI, Inc./ALDI Expansion** Amended Site Plan located at 3942 NYS Route 31 granted based on a map by APD Engineering, dated 10/09/17 revised 01/24/18 and numbered All sheets as shown on cover sheet with exception to omit the current sheet C-1 and then rename and renumber “ Site Plan Reserved Parking C1FP to Site Plan C-1” And that all plans in the drawing set reflect the

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site layout portrayed on the current sheet C1FP, which will become the new C-1 sheet. Conditioned upon all legal and engineering.

**Motion Carried 6-0**

\*\*Case #2017-044 – **Laker Development Group, LLC, North End Commons (3)** – Site Plan, 3820-3848 ± NYS Route 31. (Adjourned from 1 previous meeting)

Russ Mitchell opened the public hearing, Lisa Wennberg, of Kepplinger Freeman Associates presented the plan. All 4 variances were added to the plan. Karen asked for the ZBA Case No. be included in the Variances Acquired Block on L100 Overall Plan. The parking setbacks are on the plan; but mislabeled as perimeter set back.

New York State DOT is reviewing traffic, and not seeing any issues. They are very close to receiving a letter from the Army Corp. Finalizing all easements, storm water and sanitary sewers. The fire department will contact the planning department. The applicant received an E-mail from the Fire Dept. on Monday.

Jim Palumbo pointed out the discussion with State DOT on the crosswalks. He contacted the ADA Northeast (an advocacy group for ADA/ABA), they were surprised that the State DOT would approve the sidewalks as they are now. They would not be easy to maintain the way the State DOT wants them maintained.

Russ told the applicant to only submit the revisions, not a full set of plans. He asked if there were any comments or questions, hearing none he asked for a motion.

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

**Motion Carried 6-0**

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn the meeting at 10:10 P.M.

**Motion Carried 6-0**

Respectfully Submitted



Gloria Wetmore