

Regular Meeting
Planning Board
November 18, 2015

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 18th of November 2015. The meeting was called to order by Chair Guinup at 7:30 PM and upon roll being called, the following were:

PRESENT: Karen Guinup	Chair
Russ Mitchell	Deputy Chairman
Hal Henty	Member
Allen Kovac	Member
Michelle Borton	Member
James Palumbo	Member
Brian Hall	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 Russ Mitchell seconded by Jim Palumbo to approve the minutes of the previous meeting.

Motion Carried 7-0

Public Hearings:

New Business:

**7:30 P.M. Case #2015-043- *Lands of Chetwin* – 9167 Riverside Road – Preliminary Plat

Case #2015-046 – Lands of Chetwin (5) – 9167 Riverside Road – Final Plat

Hal Romans and Andy DiStephano of Iannuzi and Romans were present for the applicant.

The applicant plans on sub dividing 3 tax parcels into 5 sub divided lots, consisting of 25.39 acres. The property is wholly encompassed by DEC wetlands. Scott Chatfield recommended that the tax map numbers be the same as the tax map numbers across the road to match the lots that they are attached to. Lot # 500 belongs to the Richards, # 501 Chetwins, # 502 Shepards, # 503 owners is not known. The last lot is already alone lot. The applicant needs to check with the County to see if this can be done. Mr. Chatfield said the planning board may want to add a condition that the lots not be subdivided in the future. Note on the plan as well as the deeds description, unbuildable lots, to protect any buyers in the future.

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There was some discussion on the stub road, maintained by the town. There is a turnaround for snow plows. Ron DeTota said that if there was abandonment the access would go to both sides of the road. There is a 20 foot turn around easement and access easement on lot 30 of Riverside Park. Karen Guinup closed the public hearing for Preliminary and Final Plat.

Russ Mitchell moved to adopt a resolution using standard form #10, Case #2015-043- Lands of Chetwin – 9167 Riverside Road Preliminary Plat for 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) no potential impacts other than the natural hazard of flooding from the Oneida River motion seconded by Brian Hall.

Motion Carried 7-0

Hal Henty made a motion to go directly to Final Plat for Case #2015-046 -- Lands of Chetwin (5) – 9167 Riverside Road motion seconded by Allen Kovac.

Motion Carried 7-0

Russ Mitchell moved to adopt a resolution using standard form # 40 final plat approval for Case #2015-046 – Lands of Chetwin located at 9167 Riverside Road based on a map By Iannuzzi and Romans file # 620.021 dated 07/06/15 revised 11/18/15. The approval is also conditioned upon the developer complying with all legal and engineering.

Motion Carried 7-0

Closed Hearings - Board/Applicant discussions:

*Case #2014-041 – *Riverwalk Associates* (5), Zone change referral – 5112+/- Guy Young Road (Adjourned from 13 previous meetings)

Karen Guniup announced that the applicant requested an adjournment. A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn this case to the December 09, 2015 meeting.

Motion Carried 7-0

** Case #2015-040 - *Barrett Paving Materials, Inc.* (3) – Site Plan – 4530 Wetzel Road (Adjourned from 1 previous meeting)

Fred Meyers of Barrett Paving, added a note to the plan for septic.

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Ron DeTota explained that if there was gravity main, it would be easy to see what is going on. Being it is private we have no idea who built it or how it was built. The applicant could construct a new septic and leach field or construct your own gravity fed system.

Michelle Borton said gravity fed would be the best and easiest option. Brian Hall asked about the parking. Mr. Meyers explained that the shop out back is a private shop, with only 5 employees. They could use reserve parking, however there is no need for 15 parking spaces.

Brian Hall moved to adopt a resolution using standard form #10, Case #2015-040 - Barrett Paving Materials, Inc. Site Plan – 4530 Wetzel Road for 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) no potential impacts exist for the addition proposed on the site. Motion seconded by Allen Kovac.

Motion Carried 7-0

A motion was made by Brian Hall seconded by Michelle Borton to adopt a Resolution using standard form # 20 Site Plan Approval for Case #2015-040 - Barrett Paving Materials, Inc. Site Plan – 4530 Wetzel Road, based on a map by D.W.Hanning LS PC dated and numbered 09/08/08 revised 11/17/15. The approval is subject to all legal and engineering.

Motion Carried 7-0

**Case #2015-041 - *Hafner's Restaurant & Tavern* (3) – Site Plan – 5224 W. Taft Rd (Adjourned from 1 previous meeting)

Hal Romans and Andy DiStephano were present for the applicant. There are 161 parking spaces required and there are 162 total, including 6 ADA compliant spaces. The new plan shows dumpster enclosure and new striping for the parking lot. There will be no parking in the front so there will be lots of room for patrons to walk up and enter the building. Karen said it looks like the siding on the building is barn wood. Hal Romans said the dumpster enclosure will have cedar siding and a nice heavy gate. Karen also noted that if the silo is approved it cannot have a sign on it unless it is a permanent part of the building. Signs are under a separate permit.

Scott would like a copy of the updated Parking lot rental agreement when it comes up for renewal in 2 years. He also said some of the parking is in the county right of way. Hal Romans said that the County is aware of that.

Russ Mitchell moved to adopt a resolution using standard form #10, Case #2015-041 - Hafner's Restaurant & Tavern located at 5224 W. Taft Rd, SEQR determination, that the proposed action is an unlisted action and does not involve any Federal Agency. It is f

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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) no potential impacts for the improvements to the outside of the building and surrounding area. Motion seconded by Allen Kovac.

Motion Carried 7-0

A motion was made by Russ Mitchell seconded by Jim Palumbo to adopt a Resolution using standard form # 20 Site Plan Approval for Case #2015-041 - Hafner's Restaurant & Tavern located at 5224 W. Taft Rd based on a map by Iannuzi and Romans dated and numbered 7/22/13 Sheet #1 of 2, Sheet #2 of 2 dated 7/22/13 revised 11/18/15. Also John O'Rose Architect drawings of additions and alterations of 8/4/15, SK2, SK3.1 & SK3.2 revised 11/16/15. Signs on the plan are not included in this approval. The approval is subject to all legal and engineering.

Motion Carried 7-0

Signs:

Signarama – N.Y. District Assemblies of God (New York Ministry Network) – 8130 Oswego Rd.

Zoned NC-1, Permit #46,926

1 – Wall sign – 4 feet 4" by 7 feet a total of 30.3 square feet with internal LED lighting, when 32 square feet is allowed. The proposed sign will meet the code.

1 – Freestanding Sign – height 4 foot 6 inches from grade to top of sign with internal LED lighting, a total of 30.3 square foot, when 32 square feet is allowed. The proposed sign will meet the code.

A motion was made by Michelle Borton seconded by Allen Kovac to approve the sign as submitted.

Motion Carried 7-0

A motion was made by Allen Kovac seconded by Hal Henty to adjourn the meeting at 9:00 P.M.

Motion Carried 7-0

Respectfully Submitted


Gloria Wetmore