

Regular Meeting
Planning Board
June 11, 2014

A P P R O V E D

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 11th of June 2014. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	David Hess	Chairman
	Karen Guinup	Deputy Chairperson
	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
ABSENT:	Hal Henty	Member

A motion was made by James Palumbo seconded by Russ Mitchell to approve the minutes of the previous meeting.

Motion Passed 6-0

Public Hearings:

Case #2014-021 – Cross of Christ (3) - Amended Site Plan, 8131 Soule Road.

Dave Colegrove of Harmony Architects explained the plan. The applicant reduced the size of the additions due to funding. They down sized the proposed addition from 3600 sq. ft. to 2500 sq. ft. and they reduced the proposed paved parking area from 5600 sq. ft. to 5108 sq. ft. and went from 57 parking spaces to 42.

Dave Hess asked if they had an entrance off Rt. 57, Mr. Colegrove stated that they did but they have closed that off. Chairman Hess also inquired on new signage and lighting.

The applicant will not add new signage or lighting.

James Palumbo said it is unfortunate that the applicant has to downsize, and asked if in the future they plan on expanding. Mr. Colegrove said they have a plan for the future if they decide to expand at a later date, and showed it on the plan.

Michelle asked if they will use the existing sewer and water service lateral, and they will. The County commented that this will have no adverse effect.

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Chairman Hess asked the Board if there were any comments or questions, there were none. He asked for a motion to close the public hearing.

A motion was made by Alan Kovac seconded by Jim Palumbo to close the public hearing.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by Jim Palumbo to adopt a Resolution using standard form # 10 SEQR determination for P B Case # 2014-021 for Cross of Christ Church located at 8131 Soule Road, Amended Site Plan. That the proposed 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 reasons)

1. No potential impacts
2. Add to the character of the neighborhood.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by Michelle Borton to adopt a Resolution using standard form # 20 Site Plan Approval PB Case # 2014-021 Cross of Christ Church located at 8131 Soule Road. Based on a map by Harmony Architectural Associates; dated 1-18-2013 Revised 4-28-2014, Numbered S 1.0, A 1.0, A 3.0, and A 3.1.

Motion Passed 6-0

Old Business: Adjourned Hearings:

Case #2013-037 – Wegman’s Food Market (3) –Preliminary Plat – 7519

Oswego Road (Adjourned from 4 previous meetings)

The applicant has withdrawn.

Case #2014-014 – NOVA Ambulance Addition (3) - Site Plan, 4425

Buckley Road. (Adjourned from 1 previous meeting)

Mr. Ed Keplinger was present for the applicant. They eliminated the monument, moved the dumpster to the east side of the site. The dumpster enclosure will match the building,

Karen Guinup asked where the gates are on the enclosure. Mr. Keplinger pointed them out on the plan, he added that the enclosure and the gates will be tan.

Mr. Keplinger said that they received a letter stating that there are no rare animal or plant species on the site.

Chairman Hess noted the Board Members have received all 3 letters, and all issues are satisfied. James Palumbo asked about the plants on the list that he doesn’t see on the plan. Mr. said not all of the plants listed will be in the final plantings.

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Jim also asked about the flush curb in the back for Handicap accessibility, Mr. Keplinger explained the ramp layout on the plan to show how they will work.

Chairman Hess asked for a motion to close the public hearing.

A motion was made by Russ Mitchell seconded by Allen Kovac to close the public hearing.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a Resolution using standard form # 10 SEQR determination for P B Case # 2014-014 for NOVA Ambulance located at 4425 Buckley Road, Addition Site Plan. That the proposed 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 reasons)

1. Blends with neighborhood character.
2. Transportation issues were reviewed and determined not to be a problem.

Motion passed 6-0

A motion was made by Russ Mitchell seconded by James Palumbo to adopt a Resolution using standard form # 20 Site Plan Approval PB Case # 2014-014 NOVA Ambulance Addition located at 4425 Buckley Road. Based on a map by Keplinger/Freeman Associates; dated 3-31-2014 Revised 6-3-2014, Numbered L 1.0, L 2.0, L2.1, L 3.0, L 4.0, L 5.0 and L 6.0

Building and Architectural Drawings by Brian Manthey, Architect, numbered A-1, A-2 and A-3 Final date 5-6-2014.

Motion Passed 6-0

Case #2014-016 – Morgan Management Acquisitions, Wegmans Plaza

John Glenn (3) - Site Plan, 7519 Oswego Road. (Adjourned from 1 previous meeting)

The applicant has withdrawn.

Case #2014-019 – Country Meadow Remaining Lands (3) – Preliminary

Plat – Adjacent to Country Meadow Sub-division, west of Justin Drive, south of Fuchsia Path (Adjourned from 1 previous meeting)

Hal Romans of Iannuzi and Romans explained the plan; he showed the stub road to the Southerden property. He pointed out the detention ponds Lots #1, #6 and #32 would own the ponds. It is all spelled out on the plan. Hal Romans said all of the sections are on the plan alphabetically. Section H will be first. He also said the stop signs will be added to the final plan. Dave Hess stated that he was glad that he could add the stub road to the south.

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Ron DeTota Stated that the plans will work well.

Dave Hess asked for a motion to close the public hearing.

A motion was made by Michelle Borton seconded by Allen Kovac to close the public hearing.

Motion Passed 6-0

A motion was made by James Palumbo seconded by Russ Mitchell to adopt a Resolution using standard form # 10 SEQR determination for P B Case # 2014-019 for Country Meadows remaining lands. Preliminary Plat, Adjacent to Country Meadows subdivision.. That the proposed 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 reasons)

1. Compatible with the neighboring developments.
2. Will not have any adverse effects on the environment, adjacent uses or resources.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a Resolution using standard form # 30 Preliminary Plat Approval PB Case # 2014-019 Country Meadow remaining lands, located adjacent to Country Meadows Subdivision west of Justin Drive and south of Fuchsia Path Based on a map by Ianuzzi and Romans; Numbered 3491.001 dated 4-21-2014 Revised 6-11-2014.

Motion Passed 6-0

Old Business: Hearings Closed:

Case #2014-002 - Sikh Foundation (3)- Site Plan, 4632 Wetzel Road.

A motion was made by Allen Kovac seconded by Michelle Borton to adjourned this hearing to the July 9, 2014 meeting.

Motion passed 6-0

Case #2014-011 – Stewart’s Shops Corp. (3) - Site Plan, 7669 Morgan Road.

Marcus Andrews was present for the applicant; they addressed all the changes;

Removed the lighting along Buckley Road, added a Rt in and Rt out, The curbing will be made of mountable granite. They adjusted the fencing for the dumpster enclosure, the dumpster will be on pavement with hardy board to match the building for the siding on the enclosure and white vinyl on the gates.

As per county recommendation the no left turn sign will say “Do Not Enter” on the back.

There will be a stockade fencing enclosure for the tire storage area.

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Ron De Tota asked if there would be food prep at this location. A Fireman said the only food prep would be done by micro-wave oven, and an occasional dinner. All the appliances are home grade not commercial grade. They will have no fryers.

Dave Hess stated that he is satisfied with the plan.

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a Resolution using standard form # 10 SEQR determination for P B Case # 2014-011 for Stewart's Shops Corp. located at Morgan Road, Site Plan. That the proposed 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 reasons)

1. Compatible with surrounding land uses.
2. Upgrade current site condition.

Motion Passed 6-0

A motion was made by Russ Mitchell seconded by James Palumbo to adopt a Resolution using standard form # 20 Site Plan Approval PB Case # 2014-011 Stewart's Shops Corp. located at 7669 Morgan Road. Based on a map by E H Rutland; dated 2-6-2014 Revised 6-12-2014, Numbered T-1 & T-3, T-2 revised 5-14-14. G-1, G-2, G-3 and G-4 revised 6-2-14.

S-1 and S-4B dated 2-3-14 revised 5-14-14. S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9
And S-10 revised 6-2-14.

Sign Permit will require a separate application, and separate approval.

Motion Passed 6-0

New Business:

Signs

Allied Sign Company – H & R Block – 8017 Oswego Road

Zoned RC-1, Permit #45,536

1 Wall Sign, to replace the existing sign which is 23.4 square feet in size with a new channel letter sign that is also 23.4 square feet in size; 23.4 square feet is allowed

The proposed signs will meet the code.

A motion was made by Allen Kovac seconded by Karen Guinup to approve the sign as presented.

Motion Passed 6-0

Stewart's Shops Corp. – 7669 Morgan Road

Zoned LuC-1. Permit #45,586

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Wall Sign – Applicant is proposing a 17 square foot wall sign, when 67 square feet is allowed. The sign will be internal florescent lighting. The proposed sign will meet the existing code. The applicant will add the address number over the front door.

Freestanding Sign – The applicant is proposing a 69 square foot freestanding sign, when 32 square feet are allowed. The applicant received a variance on May 12, 2014. The proposed sign will meet the existing code. The applicant will add the address number on the column of the freestanding sign.

There will be NO wording or LOGOS on canopies because they would be considered additional signage.

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

Motion Passed 6-0

Hafner Realty, LLC.(Smart Phones) – 5133 W. Taft Road
Zoned HC-1. Permit #45,592

Wall Sign – Applicant is proposing an 8 square foot wall sign, when 44.8 square feet is allowed. The sign will be internal LED lighting. The proposed sign will meet the existing code.

Freestanding Sign – The applicant is proposing a 30 square foot face change to a freestanding sign, when 32 square feet are allowed. The proposed sign will meet the existing code.

Patricia Lonagan Owner initialed all parts of the sign sheet.

A motion was made by Karen Guinup seconded by Allen Kovac to approve the sign as presented.

Motion Passed 6-0

A motion was made by Michelle Borton seconded by James Palumbo to adjourn the meeting at 9 PM.

Motion Passed 6-0

Respectfully Submitted

Gloria Wetmore