

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 11th day of May 2016. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

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

A motion was made by Al Kovac seconded by Hal Henty to approve the minutes of the previous meeting.

Motion Carried 6-0 *Karen Abstained she was absent from that meeting.*

Public Hearings:

New Business:

****7:30 P.M.** Case #2016-009 – Nichols LD, LLC (*Liverpool Sports Complex*), (3) - Site Plan – 7286 Oswego Rd.

Karen opened the public hearing, Steve Calserino presented. The applicant will build an indoor sports complex, 2 stories, 420 feet long and 240 feet wide. The roof will be 45 ft at the peak and 35 ft at the side walls. Both variances were granted by the Zoning Board. The Site consists of approximately 11.17 acres, 8.47 in the town of Clay and 2.70 in the town of Salina. The applicant has not gone before any Boards in the Town of Salina as of yet.

The building will consist of cardio equipment, weights and a track on the second story and on the main floor there will be 2 indoor volleyball courts, 5 full size basketball courts that can be made into 10 volleyball courts. There will be some tournaments at this site. There will be a small restaurant in the front corner of the first floor.

Storm water management, bio retention area, and rain gardens at both entrances. Primary drainage access is by Mazzeys Meats, secondary access is across from Old Cove Road.

Parking will go from 190 spaces to 280 spaces, with 127 spaces in reserve. The reserve areas will be left grass.

There will be gravity sewers with a manhole cover on Oswego Road near Old Cove Road. They will have a six inch grease trap to accommodate the restaurant. There will be a 6" main, Town of Clay water. The Hydrant will be private. The lighting fixtures will be LED.

Karen said the County Planning Board only had modifications, There will have to be a traffic study, SWEPP, an inter municipal agreement with Clay and Salina. It is important to stay coordinated with the Town of Salina

This facility is compared to the 481 facility; however this one is larger and does not have any soccer fields. This is like comparing apples to oranges.

The County has hours of operation 9am to 11pm. The hours will be driven by when the space is needed. The reserve parking will be grass; right now the owner puts up stakes for overflow parking.

Karen asked about the 1 house on Oswego rd that is being used as a rental property. Mr. Calcerino said the house would be vacated. Karen asked that they add this building to the plan.

Hal Henty said the traffic study doesn't take into consideration the tournaments; they generate a lot of traffic. Mr. Calcerino said that they don't anticipate spectators. Hal said how they plan to stay in business without spectators. This could make quite a difference in the overflow parking.

Russ Mitchell asked if there would be seating for spectators, Mr. Calcerino said they will have a few bleachers.

Michele Borton asked if the water would be public or private, Steve said the 12" water main is in an easement, he said the applicant will do whatever the Planning Board would like.

Ron DeTota said they should have public water, in case there is a fire. If it is public the fire companies care for the hydrants. Ron also offered to attend the meetings with the applicant and Greg Root the Town of Clay Superintendant of Water.

Jim Palumbo said the landscape plan is preliminary, he likes to see clustering, There is quite a bit of pavement, maybe some tree islands could be added, Steve said they considered tree islands however it pushed the parking out to far. Jim asked where the snow would go in winter; Steve said they would use the overflow parking for snow storage.

Russ Mitchell asked to have the dumpster enclosure description on the plan.

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Karen said that when they return the Planning Board would like to see samples of the materials for the building and dumpster enclosure.

Jim Palumbo asked if the loading zone on the plan was for dropping people off so that they are out of the flow of traffic. Steve said it is for unloading deliveries.

Ron DeTota asked if the sewer will be public, Steve said it would. Ron recommended they make the drainage public as well.

Scott Chatfield said the SEQR classification could be considered Unlisted or a Type 1. In this case two municipal reviews are occurring on the subject property, and the Town of Clay Planning Board could be considered the lead agency, provided Salina has no issue with this. The Town will not leave themselves exposed if they do not declare this a Type 1 action, only the applicant will have this risk.

Ron asked if the applicant had made application with the town of Salina, Steve said they were aware of this however they have not made application.

Karen asked for a motion to adjourn.

A motion was made by Al Kovac, seconded by Russ Mitchell to adjourn this hearing to the July 13, 2016 meeting.

Motion Passed 7-0

****7:35 P.M. Case #2016-011 – Dan Carrino (*Nick's Barber Shop*) (3) - Site Plan – 7717 Oswego Rd.**

Tim Coyer of Iannuzi and Romans Land Surveyors explained the plan; this is a .54 acre site. The applicant went before the ZBA for variances and they were granted.

The owner started filling in the existing paved area with gravel. They will add a privacy fence, showing snow storage on the plan.

Russ asked if they will remove the chain link fence, and Mr. Coyer said yes and they will replace it with a privacy fence.

Karen said the County had no modifications just that they need a permit. She asked what the dark circles were on the plan; Mr. Coyer said they are existing light fixtures.

Jim Palumbo said that he notified the Planning Department when the work had started without any permits. Jim stated that he resides behind this location and is concerned about drainage. The original grading is gone they started filling in with gravel and there is no way of knowing what the grading was before they started. There was a stop work order however they continued to work.

He also said that there is a gas meter on the side of the building; he is concerned that the drive is very narrow and could be struck by a vehicle going to the back parking lot. Jim Palumbo suggested putting up bollards as a guard, or having the meter moved away from

the corner. He then asked about the storm water, Mr. Coyer said there are no grade changes.

Ron DeTota said looking at the drawings they are using gravel not asphalt. It should help not hinder the drainage; also this is a very small site.

Joy Grey a resident spoke, Ms. Grey owns the adjacent lot, and she would like the applicant to extend the 6 foot privacy fence all the way to route 57. She doesn't like the patrons' vehicles facing her property, she likes her privacy. Scott Chatfield explained that in the Town Code prohibits fencing past the building line to be higher then 2.5 feet. After some discussion Scott said that Joy Grey could install her own privacy fence, because it is her back yard. The Board explained that she would have to contact the planning department for the proper permits. She may have to contact the County and check on their set backs because Route 57 is a county road.

A resident of Ensign Drive spoke, he lives behind the site and hasn't noticed any increase in standing water.

Karen asked if there were any more questions or comments, hearing none she closed the public hearing.

A motion was made by Russ Mitchell seconded by Brian Hall, to adopt a resolution using standard form #10 SEQR determination for Planning Board Case # 2016-011 for Dan Carrino (*Nick's Barber Shop*) (3) - Site Plan – 7717 Oswego Rd. 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 this resolution shall constitute a negative declaration. For the following reason.

1) Blends with the neighborhood character.

Motion Passed 7-0

A motion was made by Russ Mitchell to adopt a resolution using standard form # 20 Site Plan review and approval for Dan Carrino (*Nick's Barber Shop*) located at 7717 Oswego Rd. Based on a map by Ianuzi and Romans dated and numbered 11-23-15, revised 05-11-16 file # 12216.002 pages 1-3. This approval is conditioned upon the applicant complying with all legal and engineering.

Motion Passed 6-1 James Palumbo voting no

Old Business:

** Case #2016-002 – *SOS Office Building* (3) – Site Plan – 8324 Oswego Road
(Adjourned from 4 previous meetings)

Alex Wisnewski site engineer and Paul Theisman architect were present as well as Brian Casey of SOS. Alex explained the plan; the second floor will be family practice. Some changes on the site plan; eliminated the drive from Shovler Lane. Alex worked with the

County DOT to decide which drive right in only from Route 57. Sign on Rt 57 near Canvasback so people going south on Rt. 57 will enter the site that way.

Reorganized the ADA compliant ramps and parking. A canopy was added in case of rain. The dumpster enclosure and generator, 75.9 DB at 23 feet, less than residential. Lighting plan package.

Monument signs need a 25 foot set back.

Alex met with Mark and Ron on flood plane guidelines.

Detail of the signage and ADA parking created a low point in the drive, rerouted the sewer and added berm areas.

Karen asked about the medical waste. Paul explained that it is kept in a locked area until a licensed removal company picks it up for disposal.

Karen wants to go on record as saying she does not like the Right in only on Route 57.

Paul Theisman went over the plan; the main floor will be SOS, 3900 sq. ft. ¾ of the second level will be Family Practice.

You can enter the building from the front or the back. The employees can enter through the side.

The materials will be Hardy board and cultured stone. Karen likes the fact that the front and back of the building look the same.

The signs will have to go through a separate permit.

Jim Palumbo commented that they made a good effort to visit all the Boards issues, and they did a great job. He also asked if there would be a wall around the generator. Yes there will be a retaining wall to bench the grade out for the generator pad. There is not going to be any screen or sound walk.

Karen closed the public hearing

A motion was made by Russ Mitchell seconded by Al Kovac, to adopt a resolution using standard form #10 SEQR determination for Planning Board Case #2016-002 – *SOS Office Building (3) – Site Plan – 8324 Oswego Road* 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 this resolution shall constitute a negative declaration. For the following reasons.

- 1) Appropriate use in the PDD and will support the neighborhood.
- 2) Adds to the character of the neighborhood.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 20 Site Plan review and approval for Case #2016-002 – *SOS Office Building (3) – Site Plan – 8324 Oswego Road* based on a map made by LJR Engineering, dated and numbered 01-15-2016 revised 05-03-2016

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1-7 Building and elevation description sheets SK1 & SK2
Bennetts & Huysman Architects, PC. Lighting Plan 04-25-16 # E-1 & E-2,
Dumpster Enclosure 05-04-2016 # A,
Cummings N Power 150 KOV Generator sound data and description # 1 & 2.

This approval is conditioned upon the applicant complying with all legal and engineering.

Motion Passed 7-0

**Case #2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments* (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 3 previous meetings).

A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn this case to the May 25, 2016 meeting.

Motion Passed 7-0

Closed Hearings - Board/Applicant discussions:

** Case #2016-006 - Stewart's Shop Subdivision - *Stewart's Shops* (3) – Preliminary Plat - northeast corner of Bear Road and Buckley Road (Adjourned from 2 previous meetings)

** Case #2016-007 - *Stewart's Shops* (3) – Site Plan - northeast corner of Bear Road and Buckley Road (Adjourned from 2 previous meetings)

Karen opened both cases at once.

James Trasher was present for the applicant. He went over the plan, dumpster enclosure will be made out of the same material as the building. The color and materials will be the same as the Morgan Road location, earth tones, cobblestone with wood trim. The landscape plan has been updated. They are in the process of finalizing the storm water with Ron DeTota.

Karen pointed out the location of the dumpster, and said it has to be 70ft off the property line. The propane has to be 8 ft away from the building entrance. They need an easement for final plat.

Jim Palumbo likes the landscape, lots of color. If it is kept up it will be very nice.

Scott Chatfield explained to the Board that Stewart's owns the entire parcel and therefore it is permissible for the Planning Board to approve the Site Plan without having Final Plat approval.

Karen said after the final plat is approved, with the easements on the plan the Site Plan will have to be amended.

A motion was made by Russ Mitchell seconded by Michelle Borton, to adopt a resolution using standard form #10 SEQR determination for Planning Board Case #2016-006 - Stewart's Shop Subdivision - *Stewart's Shops* (3) – Preliminary Plat - northeast corner of

Bear Road and Buckley Road and Case #2016-007 - *Stewart's Shops* (3) – Site Plan - northeast corner of Bear Road and Buckley Road,

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 this resolution shall constitute a negative declaration. For the following reasons.

- 1) Potential impacts for land, water and air have been considered.
- 2) Transportation impacts have been considered with County comments
- 3) Adds to growth and Character of the commercial intersection.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 30 Preliminary Plat approval for Case #2016-006 - *Stewart's Shop* Subdivision - *Stewart's Shops* on the northeast corner of Bear Road and Buckley Road based on a map made by Santo Associates Land Surveying and Engineering, PC. Dated 12-16-2014 revised 02-12-2016 and numbered 7697. The approval is conditioned on the applicant complying with all legal and engineering.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Al Kovac to adopt a resolution using standard form # 20 Site Plan review and approval for Case #2016-007 - *Stewart's Shops* northeast corner of Bear Road and Buckley Road based on a map made by Clough Harbor Associates dated and numbered 02-16-16 revised 05-06-2016 # T-01, C-00, C-01, C-02, C-02.1, C-03, C-03.1, and C-04 through C-12. Building description and elevation 2 sheets. The free standing sign shown on page C-11 will have to go through the planning department on a separate sign permit.

This approval is conditioned upon the applicant complying with all legal and engineering.

Motion Passed 7-0

New Business:

Signs

Allied Sign Company- Nationwide Insurance- 8398 Oswego Road

Zoned HC-1, Permit # 47,252

2-Wall signs – 2feet by 4 feet a total of 8 square feet each when a total of 24 square feet is allowed. The proposed signs will meet the code.

1- Freestanding sign (panel change) a total of 15 square feet when 32 square feet is allowed.

Michelle Borton made a motion to approve the sign with the addition of address number on the pole, seconded by Al Kovac.

Motion Passed 7-0

Premier Sign Systems- CVS Pharmacy @ Target- 3857 New York State Route 31.

Zoned RC-1, Permit # 47,257

1-Wall sign -55.6 square feet when 281 square feet is allowed. Proposed sign will meet the code.

A motion was made by Jim Palumbo seconded by Brian Hall to approve the sign as presented.

Motion passed 7-0

A motion was made by Michelle Borton seconded by Brian Hall to adjourn the meeting at 10:20 P.M.

Motion Passed 7-0

Respectfully submitted



Gloria Wetmore