

Regular Meeting
Planning Board
February 10, 2016

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 10th of February 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
	Hal Henty	Member
	Allen Kovac	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 Jim Palumbo to approve the minutes of the previous meeting.

Motion Carried 7-0

Public Hearings:

New Business:

*7:30 P.M. Case #2015-055 – Syracuse SMSA Limited Partnership d/b/a Verizon Wireless (5). – Special Permit referral – 1136 Vine Street

Karen Guinup opened the hearing. Robert Brenner of Nixon Peabody was present for the applicant. Mr. Brenner explained the plan, they are proposing 1 micro cell antenna, roof mounted. The antenna is the size of a bucket. Russ Mitchell asked if the antenna would boost the signal. Mr. Brenner explained the tower maxed out in 2014 and this additional antenna would add to capacity and boost the signal. Karen asked if there were any questions, hearing none she closed the public hearing.

A motion was made by Russ Mitchell seconded by Brian Hall using standard form # 60 Special Permit Referral granted for Case #2015-055 – Syracuse SMSA Limited Partnership d/b/a Verizon Wireless located at 1136 Vine Street, for the following reasons.

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There are no adverse impacts and will be a benefit to the residents in the town.

Motion Carried 7-0

****7:35 P.M. Case #2016-002 – SOS Office Building (1) – Site Plan – 8324 Oswego Road**

Karen opened the Public Hearing. Alex Wisnewski was present for the applicant. Mr. Wisnewski explained the plan; they plan on building a two story medical building. The Town Board granted a special permit. Traffic study was done, County Planning recommended right in only. One entrance through the Eye Care lot and the access off Shovelier Lane. Wet lands delineated on the plan. All setbacks are as per PDD. 3 monument signs 1 on Canvas Back, 1 on Route 57 and the third by the Eye Care center. (The signs will not be part of this plan, the signs have to go through a separate permit). There is a proposed generator pad, in case of power outages. The dumpster enclosure will match the building.

Paul Hiesman explained the layout; the upper floor will have a family medical office. The siding will be horizontal clapboard, double hung windows with a residential look.

Karen asked if the applicant had spoken to the fire department, Alex said there were no comments from the fire department.

She asked how bright the lights would be, the lights go off a half hour after the close of business 9 or 10 pm.

Right in Right out has to be reworked, the width of the lane is single.

Shoveler Lane is a very busy road; there is a green area as well as a lot of pedestrian traffic. There is a pond and a bridge where kids like to fish. Karen suggests the applicant eliminate that access. Alex said the applicant would eliminate it.

Karen continued, the dumpster needs to be added to the detail sheet. Include light poles on the lighting plan, the setback for the monument signs has to be 25feet.

Michelle Borton asked if the generator would be exercised, and will there be a residential grade muffler.

Jim Palumbo asked what type of generator, natural gas, Alex said yes. He is concerned about the sidewalks the way they are on the plan; it has the potential of becoming a skateboard park. Alex said they will look into it.

Russ Mitchell agreed with Karen that there should be no access on to Shoveler Lane.

Hal Henty added there are school busses, therefore bus stops. Lots of children in the area.

Al Kovac said it looks good, and commended them on the landscape to protect the residents.

Ron DeTota Town Engineer stated the following concerns:

- Orange construction fence should be installed along the limits of the proposed disturbance to ensure the Federal Wetlands and FEMA Floodway remains protected.
- The applicant needs to show the FEMA Floodway and Floodplain boundaries and their corresponding elevations on the Site Plan. The submitted layout and grading for the project may need to be modified depending on the locations of these boundaries.
- The project's sanitary sewer lateral is proposed to connect into the OCWEP's 30-inch diameter trunk sewer. This lateral will have a depth of approximately 15 feet. It has been OCWEP's position in the past to not allow private sewer laterals to connect directly into their trunk sewers. The applicant will need to contact OCWEP to coordinate the connection of their sanitary sewer lateral.
- The westerly side of the project contains an overland swale that drains upland areas across the property to a pipe that drains into the Willow Stream Reservoir. The

proposed entrance connection to County Route 91 will cross the referenced pipe and increase the elevation of the grading across it by approximately 2 feet. This change may increase the surface waters upstream of this pipe. An analysis and evaluation of this pipe's hydraulic capacity needs to be performed to ensure there are no adverse impacts on the functioning of the swale due to this change.

- The applicant is proposing to construct a berm over top an existing sanitary sewer manhole and catch basin located at the south west corner of the site. This increase in fill will result in the depth of the pipes serving the identified structures to be approximately 15 feet deep. This added depth will add to the complexity of making a repair on this infrastructure if the need arises. No additional fill should be placed at this location.
- Energy dissipater's or similar components should be added at the downstream inverts of the pipes entering the proposed bio retention basins.
- The applicant should provide a detail of the dumpster enclosure and show the location of the concrete washout area on the plan.

Karen pointed out that according to the EAF mapper this is an archeological sensitive area. We need a letter from the DEC for that.

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Chair Guinup asked if there were any more questions, there were none.

A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn this hearing to March 9, 2016.

Motion Carried 7-0

***Local Law #2 of the year 2016 – Electronic Message Signs (County and Town referral)**

Karen Guinup opened the hearing; there was a lengthy discussion about what a “site” is. The Chairwoman suggested the referral to the Town Board should include a statement about resolution. The Planning Board would like to see higher quality resolution for electronic signs with the exception of gas price signs that are generally static. An example might read “X # of pixels is required on signs that are not static signs, and Y # of pixels are required for gas station price signs.” The Planning Board feels that an expert in electronic signs could help with determining the correct number of pixels required to achieve quality signage.

Scott Chatfield also suggested that electronic message signs near residential areas should require some sort of shielding to prevent these from becoming a nuisance to these areas.

A motion was made by Hal Henty seconded by Al Kovac to grant a positive referral to the Town Board with the previous comments.

Motion Carried 7-0

Old Business:

*2015-052 - Nelson Associates, LLC (5) – Zone Change referral – 3687 State Route 31

Karen opened the hearing, Joe Derand of TDK and Bob Scalione of Melvin & Melvin were present for the applicant. Mr. Derand explained the plan, 1300 ft east of Moyers Corners on Rt. 31. Construct a Sharon Chevrolet dealership. The building will be 16000 sq. ft. and parking for 400 cars outside. There are sewer issues, they would like to bring gravity sewer from the wide waters site. They will have to construct a sewer and drainage district.

Mr. Scalione pointed out the wet lands on the plan. The Federal wet lands have quadrupled in size. They will clean up the drainage.

The frontage on Rt.31 is 390 ft. it needs to be 400 ft.
The traffic plan is to build a stub road into the Fox site. Mr. Scalione said the wide waters connectivity doesn't make sense. They will go to the State DOT for full access from Rt.

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31. The State DOT has concerns about stacking. The applicant will work with DOT to try and get full connectivity.

Karen said that this Board has no say on access to Rt. 31. She appreciates the applicant offering an easement. If push comes to shove and you cannot get full access; you may want to figure out how to connect to Widewaters.

Karen opened it up to the Board.

Al Kovac agrees with Karen that access is entirely up to the State DOT, He said the Zone Change is appropriate.

James Palumbo sees no problem with the zone change.

Hal Henty is for the zone change.

Ron DeTota said if the zone change is granted, there needs to be work done on storm water.

Karen closed the Public Hearing.

A motion was made by Russ Mitchell seconded by Brian Hall to grant a Zone Change Recommendation using standard form #50; for 2015-052 - Nelson Associates, LLC located at 3687 State Route 31. With the following comment: Cross connecting to properties has to be considered for full access to Route 31.

Motion Carried 7-0

Closed Hearings - Board/Applicant discussions:

None

New Business:

Signs

None

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn the meeting
At 10:00 pm.

Motion Carried 7-0

Respectfully submitted


Gloria Wetmore