

Regular Meeting
Planning Board
February 22, 2017

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 22nd day of February 2017 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
	Michelle Borton	Member
	James Palumbo	Member
	Brian Hall	Member
	Mark Territo	Commissioner of Planning & Development
	Michael Frateschi	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary
ABSENT:	Allen Kovac	Member

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

Motion Carried 6-0

Public Hearings:

New Business:

****7:30 P.M. Case #2017-002 – *Treeline Manor, LLC* (3) –Site Plan, 36-unit apartment building– southeast corner Bear and Buckley Roads.**

Karen opened the public hearing. Brian Bouchard of CHA was present for the applicant. This site is located behind the Stewarts on Bear and Buckley roads. It is zoned R-Apts, we are proposing 36 units, 18 garage units and 66 parking spaces. A buffer between the apartments and residential. Karen asked if the buildings would be 40 feet, Brian said yes just like the Tacco Villagio units. The photometric plan will the only lights be the LED area lights? Brian said there will be canopy lights the height of the poles is 15 ft. and the color of the poles is black. Karen asked if they will get a cross easement from Stewarts to access their drive to Buckley Road and we would like a copy of that agreement. Brian said yes and there will be no direct access to Bear Road. Karen asked for a copy of

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the SHPO letter. She added that the County comments must confirm the easement to Buckley drainage.

Brian said the buffer and garages should block car lights from shining through to the residential. They contacted OCWA for a fire hydrant.

Karen asked if the trash would be indoors. Brian said yes.

Karen asked Jim if he looked over the landscape plan.

Jim said with the plants along the edge where will the snow be stored. Ornamental grasses for screening, lots of good plants on the plan.

Russ said when Ravada Hill was built we asked for some trees along the back of the garages.

Brian Hall asked how tall the garages were. Brian Bouchard said 10 ft at the peak of the roof.

Mike of C&S said there are some concerns with grading and the 12” culvert, however we will work with them to mitigate the issues.

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn the hearing to March 22, 2017.

Motion carried 6-0

Old Business:

****Case #2016-009 – Nichols LD, LLC (*Liverpool Sports Complex*), (3) – Site Plan – 7286 Oswego Rd. (Adjourned from 5 previous meetings).**

A motion was made by Brian Hall seconded by Russ Mitchell to adjourn this case to the 04/26/2017 meeting.

Motion Carried 6-0

****Case #2016-055 – *Moyers Corners Fire Department* (3) – Amended Site Plan – 7200 Henry Clay Blvd. (Adjourned from 2 previous meeting).**

Karen opened the hearing; Ed Kiplinger was present to explain the plan. They updated the outlet pipes, made modifications added a swale.

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Changed the light pole bases, updated the lighting plan. The dumpster enclosure was changed to smaller block construction and added gate detail.

The wetland study is done.

Karen referenced the County comments. She asked if the lighting plan was sent to the County, Mr. Kiplinger said no. Karen said being it is on a County road they will have to approve the lighting plan.

Karen opened it up to the Board.

Jim likes the dumpster enclosure, but asked why it is 8.5 feet high. Mr. Kiplinger said they will lower it to 6.5 feet.

Michelle asked if they were disturbing the wetlands, Mr. Kiplinger said they are not.

Russ said the Board needs revised plans when there is a change not a whole new set of plans. There is a date of 12/13/16 on the plan is that the one we should be working.

Michelle said it is difficult to go over new plans when the Board gets them the night of the meeting.

Mike from C&S said they are happy with all the changes made.

Karen said they will have to get the Photo plan to the County and lower the height of the dumpster enclosure.

Karen closed the hearing.

A motion was made by Hal Henty seconded by Brian Hall to adjourn this case to the March 8, 2017 meeting.

Motion Carried 6-0

7:35 P.M. Case #2016-061 – **Bonnie Marini, *Shear Perfection* (3) – Amended Site Plan – 7452 Oswego Road. (Adjourned from 1 previous meeting).

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the 04/12/2017 Meeting.

Motion Carried 6-0

Case #2017-001 – *New Court Street, LLC.***,(3) – Site Plan – 8531 Oswego Road. (Adjourned from 2 previous meeting).

Karen opened the hearing; Brian Bouchard of CHA presented the plan. They submitted the storm water plan to C&S Engineers. Brian explained that he brought some pictures to Mark Territo of the sheds still on the site. The applicant would like an extension to

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remove the remainder of the sheds. The applicant would also like to move the sheds to the rear of the site through a special permit.

Karen said storing the sheds behind the fence is not permissible in the contractor's service yard. Brian said that is why they want to go for a special permit, for an accessory use wholesale distribution and manufacturing exterior activity.

Karen said will the sheds be stored outside or inside the building, She is pretty sure that the larger pieces wouldn't fit in the building ie. the carports and the gazebo.

Brian said the larger pieces would have to be removed.

Hal Henty asked Brian how long it takes to build one of these sheds. Brian said 1 day, and then they would trailer them off to the wholesaler.

Karen said that people couldn't just walk on to the site and buy a shed. Brian said no; they can't sell them retail.

Scott Chatfield said there are 2 issues, what to do with what is and how to go forward.

- 1) When the Special Permit was granted with conditions to remove the sheds.
- 2) This board doesn't have the authority to make a decision; you will have to go before the Zoning Board of Appeals.

There is a portion of the code that says you can have exterior activity. The code permits an accessory use in manufacturing however it cannot be in exterior use.

Hal asked how the applicant could go for a second Special Permit when they haven't obeyed the conditions of the first one.

Scott said there are a few ways this problem could be solved. The applicant could take the sheds apart and store them until they are ready to be distributed.

Mark said these shed should have been removed from the site. The Town was told that the sheds would be removed and there would be no more sheds once the Special Permit was granted. Now the applicant wants to incorporate them into the contractor's service yard.

Karen asked if the board wanted to grant an extension to remove the sheds.

Hal said this extension is more than fair.

Russ I am in favor of the extension until 3/20/17. By then we will have an answer from the Zoning Board.

Jim is in favor of the extension, but that is the last one.

Michelle is in favor of the extension.

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A motion was made by Russ Mitchell seconded by Hal Henty to amend the previous extension to remove the sheds from the site to March 20, 2017.

Motion Carried 6-0

A motion was made by Brian Hall seconded by Hal Henty to adjourn this case to the March 22, 2017 meeting.

Motion Carried 6-0

Closed Hearings

Case #2016-003 – **J. Alberici & Sons Inc., Woodside Estates Apartments (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 14 previous meetings). Karen said this case was put on the agenda in error this case was adjourned to the 03/22/2017 meeting.

New Business:

Signs

Allied Sign Company – Molina Healthcare – 5232 Witz Drive
Zoned O-1, Permit #47,923

1 – Wall sign – A 30.47 square foot sign when a 32 square foot sign is allowed. The proposed sign will meet the code.

1 – Freestanding face change on 1 panel each side – a 5'10" X 11 ¼" is proposed. The proposed sign will meet the code.

A motion was made by Russ Mitchell and seconded by Brian Hall to approve the Molina Healthcare signs as presented.

Motion Carried 6-0

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

Motion Passed 6-0

Respectfully submitted

