

A P P R O V E D

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at Town Hall located at 4401 State Route 31, Clay, New York on the 13th of May 2015. 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
	Michelle Borton	Member
	Hal Henty	Member
	Allen Kovac	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Judy Rios	Interim (to Gloria Wetmore)
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers

ABSENT: Gloria Wetmore Planning Board Secretary

A motion was made by Russ Mitchell seconded by Allen Kovac to approve the minutes of the previous meeting held on April 22nd, 2015.

Motion Passed 7-0

Public Hearings:

****7:30 P.M. Case #2015-011 – Basil Leaf (3) – Site Plan – 3920 Brewerton Road**

Chairman David Hess opened the public hearing. Timothy Coyer (Ianuzi & Romans Land Surveying, P.C.) represented for the applicant, Rudy DiRubbo, who was also present. Mr. Coyer discussed the proposal and distributed updated plans to the Board Members pointing out slight revisions made. The applicant is seeking to increase the outdoor patio area and due to financial reasons has revised from a retractable awning to a standard roof overhang and also adding a pillar-type fence utilizing brick posts and enclosed glass torch lighting. Mr. Coyer distributed a visual piece to Board Members indicating the posts are a 22” masonry pillar and plans are to use iron rod in between each pillar. Currently there are three (3) entrances and permission from NYS DOT has been granted to eliminate the entrance on Route 11. David Hess referred to the Onondaga County Planning Board comments and asked regarding the DOT highway work permit. Mr. Coyer noted they are working on this issue. David also questioned if the current sidewalk should extend to the Clam Bar Restaurant and asked Board Members opinion on the matter. David pointed out the drawings show an ingress-egress over to the Midas site, which will be removed; concrete curbing will be connected. Also, granite is shown and should be

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concrete. David Hess noted, for the Town's best interest, the email received from NYS DOT Betsy Parmley, should be provided to Commissioner Territo to be kept on file with all records. A question was raised regarding the current asphalt and to leave for drainage purposes. Ron DeTota noted it was not necessary and could be removed. David asked for removal which the applicant agreed to. Concerns regarding the placement of bollards along the road side were raised. Cindy Beckhusen, Codes Enforcement Officer, will work with the applicant regarding the requirements. Karen Guinup questioned the brick pillar strength and spacing. It was determined they'd be anchored with re-rod and bollards placed inside them. Ron DeTota referred the spacing issue to Cindy for guidance as this is part of the building permit process and should be provided before the next meeting. David asked about the revised roof overhang and if it would match the existing roof. The applicant indicated it would, and have the same roof pitch. Karen questioned if the dumpster is currently enclosed; the applicant stated it is. Jim Palumbo asked for clarification for the Route 11 side of the patio and if it will be raised. Mr. Coyer explained the added patio will raise to the level of the existing patio. Jim pointed out having elevation drawings for review would have assisted in clarification. Mr. Coyer stated he would provide them at the next meeting. Jim further asked regarding the existing manhole on the patio. Rudy DiRubbo noted this is a grease manhole and plans are to raise it in adjustment with the new patio, however, defers this item to Cindy for site plan purposes and proper grading is done. Jim asked if the manhole causes any odors which the applicant stated it did not as it sealed; pumping is done every four months per health code regulations. David asked the Board Members regarding their opinion on the existing sidewalk. The applicant mentioned he was planning landscaping the area and not extending the sidewalk. Mr. Coyer said he would provide a landscaping drawing for the next meeting. Jim mentioned that previous drawings indicated a pergola and now a canopy is proposed. Mr. Coyer stated this is actually a straight roof overhang, 23'x14' with 4x4 posts on the corners, structured to the ground. Jim mentioned matching the posts to the brick pillars as a consideration for curb appeal. Michelle Borton asked if any gates would be installed on the fence; the side of the parking lot will contain a fence and Mr. Coyer will add it to the drawings. Jim commented regarding A.D.A. compliance and emergency egresses. It was suggested to look into an egress route which Cindy could provide guidance on. Ron noted as an informational piece the seventieth parking spot is just outside the dumpster and denotes handicap parking, which may be problematic. Mr. Coyer agreed and will revise the drawings. Lastly, David mentioned with the enclosure as it stands, the A.D.A. piece may not be an issue.

Hearing no further comments the Chairman closed the public hearing. A motion was made by Russ Mitchell seconded by Karen Guinup to adjourn the public hearing to May 27, 2015.

Motion Passed 7-0

Old Business: Adjourned Hearings:

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****Case #2015-007– Stewart’s Shops Corporation (S) – Zone Change Referral – Southeast corner of Buckley Road and Bear Road (R-APT to RC-1)**

The Chairman opened the public hearing. Mr. James Trasher was present as well as Chuck Marshall from the Stewart’s Corporation. Mr. Trasher opened conversation indicating their presence for a required zone change on an existing nine acre parcel. Currently the area is zoned as R-APT; request is for re-zone to RC-1. Detailed drawings were provided to Board Members and also made available by overhead projection. Mr. Trasher explained plans are to leave some of the existing foliage, which is a natural screening; there is no interest by Stewart’s in disrupting the rear property of the neighbors. David Hess pointed out a typographical error on page seven (7) of their traffic study which reads “hotel development.” Plans are to correct this immediately. David noted traffic is the major concern with their proposal. Upon review of the traffic study, as provided Mr. Trasher’s company, CHA, it does not appear Onondaga County DOT has approved the document. Mr. Trasher stated he and his client are meeting with the DOT after the Memorial holiday. He further invited any Board Member to be a part of this meeting, which David indicated he would like to attend. David further noted recommendation from the Planning Board for the proposed zone change is desirable, however, the Board feels the traffic study should be considered by Onondaga County as by timing adjustment of the signal. A question was raised regarding split zoning. Mr. Marshall spoke noting they had looked at Regional Commercial (RC) in concert with the other businesses on the corner and it was determined a better use as RC. Split zoning is a consideration since there is enough parcel to provide for it. Karen Guinup commented indicating Neighborhood Commercial (NC) as a possibility in the split zoning piece. Jim Palumbo agreed the corner is deserving of a Stewart’s and concurred with researching split zoning. Russ Mitchell provided a bit of history noting the area should have been commercial all along and sees this as being a good proposition to RC-1. Russ also expressed he was pleased to read the traffic report. Allen Kovac commented noting due consideration of the proposal in accord with the neighborhood. David requested verification of the traffic study by Onondaga County which Michelle Borton also stated she’d like to see their feedback. David requested research of the front parcel to an RC-1 and in back to an NC-1, Hal Henty seconded.

A motion was made by Hal Henty seconded by Russ Mitchell to close the hearing.

Motion Passed 7-0

A motion was made by Russ Mitchell, seconded by Hal Henty to make a favorable recommendation for Zone Change with the above stated comments, and the Planning Board specifically feels that Neighborhood Commercial (NC-1) zoning is more appropriate for the portion of the parcel that abuts the residential neighborhood to the rear of the property. Additionally, the Planning Board feels that the traffic study should be further reviewed by the County DOT and a letter should be received from them.

Motion Passed 7-0

Old Business: Hearings Closed

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New Business:

SIGNS

Charles Signs, Inc. – *Matthews Buses, Inc.* – 7707 Henry Clay Boulevard

Zoned I-1, Permit #46, 247

1 – Freestanding Sign – Applicant is proposing a 32 square foot free standing sign, when 32 square feet is allowed. The proposed sign will meet the code.

Russ Mitchell noted the applicant as a good neighbor and a good fit; Chairman Hess agreed.

A motion was made by Russ Mitchell, seconded by Allem Kovac to approve the sign as presented.

Motion Passed 7-0

Kassis Superior Signs – *Vertitiv* – 4626 Crossroad Park

Zoned I-1, Permit #46,280

2 – Wall Signs, one measuring 159.6 square feet, when 312 square feet is allowed, and one measuring 71 square feet, when 135.2 square feet is allowed. The proposed signs will meet the code.

A motion was made by Jim Palumbo, seconded by Michelle Borton to approve the signs as presented.

Motion Passed 7-0

Additional Signage:

Cricket Sign – Bayberry Plaza

Commissioner Territo noted this additional agenda item as 1 – 28.5' Wall Sign, meeting the required code where 28.8' is allowed.

A motion was made by Allen Kovac, seconded by Jim Paulmbo to approve the sign as presented.

Motion Passed 7-0

Regular Meeting
Planning Board
May 13, 2015

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Case #2015-017 – The Estates at Wildflower, Section No. 1 – Amended (5) – Final Plat – Ver Plank Road east of Henry Clay

A motion was made by Hal Henty, seconded by Russ Mitchell to add this item to the agenda.

Motion Passed 7-0

Dan Barnaba was present on behalf of the applicant.

Chairman Hess indicated that there are no problems with this amended plat. The primary reasons for the amendment, is to remove the condition of a shared driveway. The County DOT has authorized this.

A motion was made by Hal Henty, seconded by Russ Mitchell using form #40, granting Final Plat Approval to *The Estates at Wildflower, Section No. 1 – Amended* for property #2015-017 based on a map by Phillips & Associates, being file #2730.007 dated May 12, 2015.

Motion Passed 7-0

Work Session

A motion was made by Russ Mitchell, seconded by Michelle Borton to adjourn the meeting at 8:50 PM.

Motion Passed 7-0

Respectfully Submitted,



Judy Rios

On behalf of Gloria Wetmore, Planning Board Secretary