

Regular Meeting
Town of Clay Planning Board
March 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 March 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
	Allen Kovac	Member
	Michelle Borton	Member
	James Palumbo	Member
	Brian Hall	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

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

Motion Carried 6-0 Al Kovac abstained due to his absence from that meeting.

Public Hearings:

New Business:

****7:30 P.M. Case #2017-007 – Tim Mahoney/Mahoney Design & Build, Inc., Store America (FKA Spring Storage Park) (3) Amended Site Plan– 7707-7739 Henry Clay Boulevard.**

Steve Calocerinos, of Calocerinos Engineering and Tim Mahoney Applicant were present to explain the plan.

This is the old Spring Storage site, there will be 3 phases. Phase 1 will be a 19,000 square foot building. Phase 2 will be the addition of 31,000 square foot storage buildings. Mr. Mahoney is looking to increase the square footage by constructing a 25ft X 300ft building, and a 30ft X 330ft building. The proposed 64,000 sf increase will be converting the outdoor storage into buildings. The storm water will be updated in the new owners' name. The existing wood frame building and septic system will be removed, and the septic will be relocated.

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Karen looked at the County comments, there are some suggested modifications.

- 1) Proposed septic
- 2) Traffic study
- 3) SWPPP

Karen asked where the second fire hydrant will be located, Mr. Mahoney said they weren't sure yet. She asked how tall the building will be. Mr. Mahoney said 24 ft. She asked where the U-Haul accessories were being stored; Mr. Mahoney said they will be in the new 25 X 25 ft building, located where the U-haul office is now. Karen said the previous owner had to get a special permit for the U-Haul office and parking. Karen said the applicant may have to go for a new special permit for the U-Haul office and parking if it is being moved.

Karen suggested the applicant hold off on Phase III, since that will be so far down the road. Phase I and II for now and come back when ready for Phase III.

Hal Henty asked if there will be any outdoor storage when Phase III is complete. The applicant said no.

Michelle Borton will you be using all the existing fencing, There needs to be more detail on the plan in regards to fencing.

Jim Palumbo we have an old survey from the previous owners. We should have a current survey and an updated Site Plan. He also asked how much impervious pavement would be added. The plantings in the front need to label the type of plants. In Phase III the pavement doesn't go all the way around. You may need full circulation someday to continue the pavement for first responders. Jim thanked the applicant for laying out the buildings in this manner.

Russ Mitchell asked if they would put the address number on the side of the approved sign. The applicant said they would.

Ron Detota said he does have the updated survey from Ianuzi and Romans, The applicant would have to go before the Town Board for abandonment. There are leach fields to the south, we need to identify where the infrastructure is moving forward.

Water from the south is going into the basin.
Waiting for the transfer of the DEC Permit to the new owner.

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

A motion was made by Russ Mitchell seconded by Hal Henty to adjourn this case to the April 26, 2017.

Motion Carried 7-0

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****7:35 P.M Case #2017-008 – B&B Taft Road II., LLC, *Simon’s Agency, Inc.*, (3) – Site Plan – Lot C-R2 on Wintersweet Dr. in the Inverness Gardens Development.**

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the April 12th 2017 meeting.

Motion Carried 7-0

***7:40 P.M. Case #2017-009 – Francis Fiorito, *Fastrac Café* (5) – Zone Change Referral – NE corner of NYS Route 31 and Morgan (4291, 4297, 4303 NYS Route 31 and 8606, 8598 Morgan Rd.).**

Karen Guinup opened the public hearing. Neil Zinsmeyer of Napperala Engineering explained the plan. The applicant is applying for a zone change to LUC-1 limited use commercial for a gas station on the northeast corner of Morgan Road and State Route 31. The proposed building will be 5600 sq. ft, with 32 parking spaces. The applicant will go for a variance for a drive thru window.

Karen said there is a letter from Paul and Cheryl Parsons residents, they are opposed. Karen went over the County comments,

Special permit for a drive thru? Why do you have to go for a variance with all the property you have.

Who is your in-service for food? Fastrac does all their own food. Karen also asked If the applicant received the ok for right in right out only?

Karen opened it up to the Board; Jim Palumbo wants to take a good look at the other 3 corners, and their zoning.

Hal Henty said there was a past grocery store on 1 corner, a past gas station across from the Euclid restaurant. Hal doesn’t think this will increase traffic.

Scott Chatfield said the applicant may want to look at the code book, this may be considered a 3 sided lot and not a corner lot.

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

Russ Mitchell said he did not want to make a decision tonight.

Al Kovac said he would like to wait until the next meeting.

A motion was made by Hal Henty seconded by Brian Hall to adjourn this case to the April 12, 2017 meeting.

Motion carried 7-0

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Old Business:

****Case #2016-013 – *America Stores – It (3)* - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 8 previous meetings)**

A motion was made by Russ Mitchell seconded by Al Kovac to adjourn this case to the April 26th, 2017 meeting.

Motion Carried 7-0

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

Brian Bouchard of CHA was present for the applicant. He began by saying the storm water has all been addressed. The sheds have been removed except the gazebo and the two large sheds/garages. The gazebo is frozen to the ground and the two large sheds/garages will be moved to the back of the site for storage in the contractor's service yard.

Hal Henty said the carport is still out front. He also said that the applicant has made an honest effort in the last 3 days.

Karen Guinup said the applicant had plenty of time to remove the sheds before the snow flew. The site is now in violation and the planning department could cite the owner.

There was a lengthy discussion about how to handle the Site Plan approval.

Karen said there are three ways they could handle this.

- 1) Approve as is with no conditions.
- 2) Approve with the condition of removing the gazebo.
- 3) Approve with the condition of putting up security and removing the gazebo by a certain date.

Karen asked the Board Members for a roll call vote.

Jim Palumbo- in favor of option #3

Michelle Borton- in favor of option #3

Al Kovac- in favor of option #3

Russ Mitchell- would like to adjourn this to another meeting.

Brian Hall- in favor of option #3

Hal Henty- in favor of option #3

Karen Guinup- in favor of option #3

Karen asked the Board when the date of completion should be.

Jim Palumbo- July 15, 2017

Michelle Borton- Mid July

Al Kovac- July 1, 2017

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Russ Mitchell- July 15, 2017
Brian Hall- July 15, 2017
Hal Henty- July 15, 2017
Karen Guinup- July 15, 2017

After some discussion the Board Members and Attorney came up with the amount of \$10,000.00 to be delivered to the Commissioner of Planning and Development no later than 4:30 P.M. on April 10, 2017.

Karen Closed the Hearing.

A motion was made by Michelle Borton seconded by Al Kovac to move the adoption of a resolution for Case #2017-001 – *New Court Street, LLC*, Site Plan located at 8531 Oswego Road using standard form #10 SEQR 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 shall constitute a negative declaration for the following reason.

The proposed action will not have a significant impact on traffic, storm water, community character or any other environmental resources.

Motion Carried 7-0

A motion was made by Jim Palumbo seconded by Al Kovac to move the adoption of a resolution using standard form #20 granting Site Plan approval for Case #2017-001 – *New Court Street, LLC*, Site Plan located at 8531 Oswego Road. Based on a map by CHA dated and numbered

A-2 dated 9/12/16 revised 10/19/16
A-4 dated 10/20/16
C-001 dated 10/24/16
C-101 dated 10/24/16- #6 revised 03/22/17
C-201 dated 10/24/16
C-501 dated 10/24/16
C-502 dated 10/24/16
C-503 dated 10/24/16
C-701 dated 10/24/16

Conditioned upon all legal and engineering requirements of the Town of Clay.

Additional conditions are as follows:

- 1) No displays, No signs and No retail sales- this will be noted on the site plan.
- 2) Security in the amount of \$10,000.00 to be delivered to the Commissioner of Planning and Development no later than 4:30 PM on April 10, 2017.
- 3) The applicant shall forfeit the security if the conditions of approval are not met by July 15, 2017- removal of gazebo from the site, and 2 garages/large

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sheds moved to the rear of the site. To be used as storage for the contractors service yard.

Motion Carried 7-0

**Case #2017-002 – *Treeline Manor, LLC* (3) –Site Plan, 36-unit apartment building– southeast corner Bear and Buckley Roads. (Adjourned from 1 previous meeting).

A motion was made by Hal Henty seconded by Brian Hall to adjourn this case to the April 12th, 2017 meeting.

Motion Carried 7-0

Closed Hearings - Board/Applicant discussions:

**Case #2016-003 – *J. Alberici & Sons Inc., Woodside Estates Apartments* (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 15 previous meetings).

A motion was made by Al Kovac seconded by Hal Henty to adjourn this case to the April 26th, 2017 meeting.

Motion Carried 7-0

A motion was made by Russ Mitchell seconded by Brian Hall to adjourn the meeting at 10:00 P.M.

Motion Carried 7-0

Respectfully submitted



Gloria Wetmore