

Regular Meeting
Planning Board
October 14, 2015

Approved

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga held at of September Town Hall located at 4401 State Route 31, Clay, New York on the 14th of October 2015. The meeting was called to order by Chair Guinup at 7:30 PM and upon roll being called, the following were:

PRESENT:

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

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

Motion Carried 7-0

Public Hearings:

New Business:

*7:30 P.M. Case #2015-032 – *SOS Real Estate Holding Company* (5) – Special Permit Referral PDD– 8324 Oswego Road

Paul Huysman, of Bennetts & Huysman Architects, P.C., Alex Wisnewski of JMG and Brian Casey of SOS, were all present. Mr. Huysman presented the plan, Construct a 2 story office building. 2/3 of the first floor will be occupied by SOS and the remainder will be for physical therapy. They are working on getting a family medical group to occupy the second floor. They will introduce residential look siding, double hung windows, earth tone colors for siding. 40 ft. height allowed for PDD.

Alex Wisnewski began, the property is approximately 6 acres within Willow Stream; fronting on Route 57. Some comments from the County DOT, they want access to come onto Canvasback, with a possible secondary exit onto Shoveier. Wetlands are depicted on the plan they can be adjusted as per flood plan mapping.

The building will be 40,800 sq.ft. with 320 parking spaces. The site drains to the east, There will be 2 main entrances to the building; one to the west that will be ADA compliant and 1 on the Rt 57 side for physical therapy entrance.

Karen Thanked Mr. Wisnewski for a wonderful presentation. She went over the County comments. The will require a gap analysis and a traffic study. Madam Chair asked if there were any comments or questions

Karen stated she sees no problem with this in a PDD.

Russ said the hours of operation 7am to 9 pm are fine; this will support the community and is appropriate for a PDD.

Allen said the access has been thought out, this will benefit the community, and he will make a favorable recommendation to the Town Board.

Jim said this is an interregional use and will make a favorable recommendation to the Town Board.

Hal said this is needed in this area and is also in favor.

Scott Chatfield said there is no need for a traffic study; The County DOT said they will not have ingress or egress onto Route 57.

Karen closed the Public Hearing.

A motion was made by Russ Mitchell seconded by Jim Palumbo to make a favorable Recommendation using form# 60 in the matter of Case #2015-032 – *SOS Real Estate Holding Company* Special Permit Referral PDD located at 8324 Oswego Road, for the following reasons.

Medical building project is compatible in this PDD to support the community.

Motion Carried 7-0

**7:35 P.M. Case #2015-039 – *5-Star Urgent Care* (3) – Site Plan -7375 Oswego Road

Karen opened the Public Hearing.

Tim Bivens of Bivens Architects was present for the applicant.

This project is located at Glens Crossings, they will convert the existing Salsarita's and the Crouse Physical Therapy building, to accommodate the 5 Star Urgent Care. There will be 2 small additions. There are 50 existing parking spaces. Karen said sometimes with an emergency there may be a need for an ambulance, and asked if they had made the building accessible for such a situation. Mr. Bivens said they have a door in the back just for that purpose.

Jim Palumbo said the rendering of the building is very nice. Then he asked if the landscape was existing. Mr. Bivens said they will change the plantings that were in front of Salsarita's, Jim said the landscape at the Solvay Bank in the same plaza is very nice.

Karen asked if there were any comments or questions.

Jim Said the façade is very nice and he looks forward to seeing this.

Russ said he likes the look.

Karen said any approval made on Site Plan does not include any signage. The signs have to go through a separate permitting process.
Karen closed the Public Hearing.

Old Business:

None

Closed Hearings - Board/Applicant discussions:

*Case #2014-041 – *Riverwalk Associates* (5), Zone change referral – 5112+/- Guy Young Road (Adjourned from 13 previous meetings)

A motion was made by Russ Mitchell seconded by Brian Hall to adjourn this hearing to November 18, 2015.

Motion Carried 7-0

**Case #2015-022 – *Associated Group Services, Inc.*(3) – Site Plan– 3652, 3694, 3702, 3706, 3712 & 3720 State Route 31. (Adjourned from 4 previous meetings)

James Trasher of CHA was present for the applicant. Mr. Trasher handed out new plans. He has been in contact with C&S Engineers concerning storm water. DOT comments, intersection plan, Access drive on the east to connect the front and rear drive lanes. The applicant is willing to do what ever the Town wants.

Karen said the other drawing showed an access road to the adjoining parcels; Mr. Trasher said they took out the access. Russ said the Board needs to see where the access is to the undeveloped lots.

Karen asked if they had met with the State DOT since the 5th of October. Mr. Trasher said they met either the 5 or the 6.

Karen pointed out that before the State got involved there was a strip to the adjacent properties.

If you are coming into the perimeter strip 24', you will have to go to the ZBA for variance.

Russ asked what the black dots on the plan were. Mr. Trasher said they are the catch basins.

Ron Detota said one of the concerns is having an actual site plan; so the Board can get a picture of the overall plan, including lighting, landscape and building detentions.

The vehicle repair is not going to be a repair shop for the Ford dealership, They will have their own.

Karen said there is vinyl fencing shown around the dumpster enclosure. The enclosure has to match the exterior of he building.

Jim Palumbo said the scale of the drawings and the text is not easy to read. The layout needs more clarity. Karen said the lighting detail sheet needs to include Height and color of the poles as well as fixture samples.

Russ said assuming the black boxes on the plan are catch basins, they are making the plans confusing. Jim said the plans have ghosted contour lines that make it difficult to see everything. Alan Kovac agreed with Jim.

Michelle pointed out that the sewer service lateral easements were left off the drawing.

Scott Chatfield explained the DOT is asking for an extension of the road to connect the future parcel. it would be in everyone's interest to build a stub road to the undeveloped lot, for the future. The out parcel on the plan is not an actual out parcel it is just a vacant piece of land. It should not be depicted

Karen asked if Ron had anything to add, He said there are a few modifications needed.

Mr. Hogan presented some of the building materials. Light Grey, Silver as well as sand blasted finishes. all three buildings will have similar colors.

A motion was made by Russ Mitchell seconded by Michelle Borton to adjourn this case to the October 28, 2015 meeting.

Motion Carried 7-0

New Business:

Signs

Metropolitan Signs, Inc. – *Nick & Angelo's Restaurant* – 7876 Oswego Rd.

Zoned LuC-2, Permit #46,826

3 - Wall Signs – Applicant is proposing a 64, 42, and 12 square foot wall signs, when two 112 square feet signs each are allowed. The proposed signs will meet the code, due to the third sign being approved under the old code and considered non-conforming.

A motion was made by Hal Henty seconded by Allen Kovac to approve the signs as presented.

Motion Carried 7-0

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A motion was made by Brian Hall seconded by Jim Palumbo to adjourn the meeting at 9:35 P.M.

Motion Carried 7-0

Respectfully submitted


Gloria Wetmore