

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 28th 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 James Palumbo to approve the minutes of the previous meeting.

Motion Carried 7-0

Public Hearings:

New Business:

**7:30 P.M. Case #2015-040 - *Barrett Paving Materials, Inc.* (3) – Site Plan – 4530 Wetzal Road

Fred Meyers and Scot Owens owners of Barrett Paving were present. The applicant explained they will replace the temporary trailer with a permanent structure. The trailer had 6 offices; the proposed building will have 10 offices and one conference room. The building will have metal siding. Karen asked if they would remove the temporary trailer, and they will.

There will be 12 new parking spaces. Karen asked where the entrance to new building would be. Mr. Owens showed the entrance on the plan; it will be by the parking. Brian Hall asked about the parking it says 30 spaces and 32 spaces. It is very confusing; the applicant explained there are 32 spaces required, and 43 spaces proposed.

Michelle asked about the sanitary sewer easement, the leach field out back will be removed and a line will be run to the existing sewer.

Ron DeTota explained that the applicant may not be able to connect to the existing sewer if it is private; the applicant said it belongs to Whittiker. Ron said they should contact the County and see if they can connect.

Jim Palumbo asked about the emergency vehicle access. Will the vehicles be able to enter the site and reach all areas and will the trucks be able to turn around? All areas are accessible, no roads are blocked.

Allen Kovac asked how wide the drive is, right now it is 24' after the building goes in it will be 12' along the proposed building.

Karen said the warehouse should be on the plan. Russ Mitchell added the word proposed should be taken off the Site Plan, and a reference number needs to be added.

Karen asked if there were any questions, hearing none she closed the public hearing. A motion was made by Allen Kovac seconded by Brian Hall to adjourn this case to the 11-18-2015 meeting.

Motion Carried 7-0

**7:35 P.M. Case #2015-041 - *Hafner's Restaurant & Tavern* (3) – Site Plan – 5224 W. Taft Rd.

Karen opened the public hearing; Tim Coyer of Ianuzzi and Romans was present for the applicant. Mr. Coyer explained the applicant will build a free standing metal silo; it will have a sign attached. It will be 22 feet tall.

Karen said if the Silo will not be part of the building the sign would be considered a second freestanding sign and is not allowed in our code. This is an amended site plan; at this point the requirements of the original site plan will be enforced. The dumpster is at the back of the lot, there will have to be a proper dumpster enclosure. The applicant will have to make sure the set backs are correct.

The Variance needs to be added to the plan. Parking spaces need to be 9'x20' according to code. Karen also asked about the parking lot agreement, she asked if the agreement was renewed and if so the Board needs a copy for the file.

Russ asked where the handicap parking was, it is in the back with a ramp.

Jim Palumbo said there were more parking spaces on the old plan; they are not on the new plan. If the enclosed porch is not part of this amended site plan then it should be taken off the plan. The property line needs clarification, there are three parcels denoted on the plan that needs to be cleaned up.

Ron DeTota said there are 4 ADA parking spaces however after the silo is added it will eliminate one of the ADA parking spaces. There is a light pole in the middle of one parking space. Where are the lights, Mr. Hafner said they are on the building shining onto the parking lot. Ron added that the loading area may be a problem. The parking space size shows 13' it needs to be 20'.

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Karen asked if there were any questions, hearing none she closed the public hearing. A motion was made by Russ Mitchell seconded by Allen Kovac to adjourn this case to 11-18-2015.

Motion Carried 7-0

*7:40 P.M. Case #2015-042 - *Mapleridge, LLC.* (5) – Zone Change referral– Buckley Rd., east of Henry Clay

Tim Coyer of Ianuzzi and Romans was present for the applicant. Mr. Coyer explained the property is just south of Buckley Road, it consists of 6/10 of an acre. This will allow the applicant to add 12 more apartments.

Karen asked if there were any questions hearing none the hearing was closed.

A motion was made by Russ Mitchell seconded by James Palumbo granting a Zone Change referral for Case #2015-042 - *Mapleridge, LLC.* Zone Change referral– Buckley Rd., east of Henry Clay.

The parcel is landlocked and fits with the adjacent land being developed by Alberici. Ravada Hill apartments.

Motion Carried 7-0

Old Business:

None

Closed Hearings - Board/Applicant discussions:

**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. The plan has been updated to reflect all the Planning Boards comments of the previous meeting.

Karen said we have to look to the future, this is a very large parcel, would like to see the road line up with entrance and exit.

Russ Said he wants the ring road lined up, he is in favor of cutting off the road for now and have the applicant go to the ZBA for a variance.

James Trasher would like a conditional approval.

Karen said if they remove the road and go for the variance the conditional approval is possible.

Brian Hall said access to the east will be decided after the variance.

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The letter from the State DOT is sufficient as a final plan. Mr. Trasher said the State DOT permits are needed; He will bring the revised drawings in 10/29/2015. building

Karen asked where the entrance of the vehicle repair shop is, and if it is on the same side as the ADA parking. She also asked if the parking at the repair shop would interfere with the ring road. Mr. Davidson said they will remove the 6 parking spaces along the repair shop building.

Karen asked if any board members had anything else to add.

Russ Mitchell moved to adopt a resolution using standard form #10, for Associated Group Services, Inc. site plan case # 2015-022, located at 3652, 3694, 3702, 3706, 3712 & 3720 NYS Route 31, SEQR determination, that the proposed is a type 1 action; the Planning Board is the lead agency 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 that the resolution shall constitute a negative declaration (for the following reason) All potential impacts had been considered with regard to the environment and traffic, which will improve overall conditions of the site, and there was considerable discussion regarding ingress and egress concerns. Additionally, this use will fit in with the commercial nature of the corridor. Seconded by Brian Hall.

Motion Carried 7-0

Michelle Borton moved the adoption of a resolution for Associated Group Services, Inc. site plan Case # 2015-022, located at 3652, 3694, 3702, 3706, 3712 & 3720 NYS Route 31 using standard form # 20 granting site plan review and approval based on a map by CHA Project Number 30466 Sheet numbers T-01, C-00, C-01, C-02, C-03, C-04, C-05, C-06, C-07.0, C-07.1, C-08.0, C-08.1, C-08.2, C-08.3, C-08.4, C-09, C-10, C-11, C-12, C-13 all Dated 09/25/2015 revised 10/28/2015.

This application is subject to all legal and engineering.

Additionally the following conditions shall apply:

The applicant will immediately make application to the Zoning Board of appeals for a perimeter landscape strip reduction on the east side of the parcel to allow for a better alignment of the road coming into this site, with the ring road that will access the rear portion of the site.

The applicant must submit NYS DOT approval letter for site access points.

In order to permit construction of the ring road in line with the entrance portion of NYS 31, the ring road must move further to the east, requiring the need for a variance. If such variance is granted, the applicant must file an amended site plan application for the re-aligned ring road as discussed.

The applicant must submit an agreement subject to granting an easement to connect the easterly ring road/ exit road to the parcel to the east. Location of which along the appropriate easterly property line to be determined by the Planning Board, and upon determination, the applicant will construct such stub road from the ring road to the easterly property line. Seconded by Jim Palumbo.

Motion Carried 7-0

New Business:

Signs

Alberici General Contractors – Ravada Hill Apartments – Buckley Rd.

Zoned R-APT, Permit #46,886

1 – Freestanding Sign – height 6 feet and 22.5 square feet in size sign when 24 square feet is allowed. The proposed sign will meet the code.

A motion was made by Hal Henty seconded by Michelle Borton to approve the sign as presented.

Motion Carried 7-0

A motion was made by Allen Kovac seconded by Brian Hall to adjourn the meeting at 9:40 p.m.

Motion Carried 7-0

Respectfully submitted



Gloria Wetmore