

Regular Meeting
Planning Board
September 24, 2014

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 24th of September 2014. 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
	Allen Kovac	Member
	Hal Henty	Member
	Russ Mitchell	Member
	James Palumbo	Member
	Michelle Borton	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 Passed 7-0

Public Hearings:

7:30 PM - *Case #2014-042 – *Antique Broker* – Site Plan (3) – 4182 NYS Route 31

Gerald Petro owner of Gold and Silver explained the plan. He is proposing a multi-vendor antique dealer facility. The hours of operation are Thursday thru Sunday 10:00 am to 5:00 pm. There will be 15 to 20 vendors, in the back room. The room is 55 x 16 feet and will accommodate this number of vendors with no problem.

Chairman Hess asked Mr. Petro if Lazy Boy owned the parcel, and if it is all 1 parcel. Mr. Petro said yes it is 1 parcel and he has a lease with Lazy Boy. There is no site plan on record, and there is no label on the plan that was submitted. Chairman Hess said that there are 2 sheds on the property they are covered in vines; he asked if the vines could be removed and Mr. Petro said yes he would clean off the sheds.

There needs to be a proposed future dumpster enclosure location added to the plan, Davis Hess said that the applicant should mark the sheds as # 1 and # 2 and suggested marking 1 of the sheds as future dumpster enclosure on the plan. There should be a note on the plan “ future dumpster enclosure “.

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David Hess asked if there will be any new site lighting, and the applicant said there will not. The Chairman also said the applicant should talk to Jim Palumbo for advice on new landscaping.

Jim Palumbo pointed out that Hal Romans worked on the original drawing and that the applicant cannot simply revise and re-submit Hal's stamped drawing without Hal Roman's consent. He also recommended some effort in landscaping, like an oak tree.

Ron DeTota asked to have a location plan on the revised site plan for the future.

A motion was made by Hal Henty seconded by Michelle Borton to close the public hearing.

Motion Passed 7-0

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn this case to the October 8, 2014 meeting.

Motion Passed 7-0

7:35 PM - *Case #2014-046 – *Morgan Meadows* – Preliminary Plat (3) – Morgan Road, South of Waterhouse Road

Hal Romans was present for the applicant. Mr. Romans explained the plan; the property is located just north of the rail road tracks on Morgan Road. The property is zoned R 7.5 the owner would like to use septic, rather than sewers. There will be 11 lots in a cul-de-sac, and this is within Town Code. The stormwater management system is located in the back of the property. There is an existing water main. They are proposing 1 curb cut onto Morgan Road, perk tests are done, and most of the systems will be conventional. The 500 foot industrial line goes through the lots and will have to be looked at by the Boards.

David asked about the high water table, Hal said the water table is high but they have passed for septic placement.

Michelle Borton said the water table is in the range of 1 to 3.5 ft, but the County requires 4 ft. and says it can be mitigated although it won't be easy.

Al Kovac asked if they looked into sewers, Hal Romans said they would have to go through 2 lots, and go under the rail road tracks and that would be to costly. Chairman Hess asked if Hal was aware of the plan for development to the north, and he was, however cross connectivity won't work. The County recommends disapproval due to sewer problems, Hal said that is why they plan on going with private septic.

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Ron said grading will be tough, contours will have deep cuts. Changing the 24" pipe under Morgan road, the SPEDES report says you have to add 1 foot up hill between lots 3 & 4. Two side by side swales bypassing your ponds, Ron suggests the applicant take all of this into consideration as there are drainage issues that need to be addressed.

A motion was made by Russ Mitchell seconded by Allen Kovac to adjourn the hearing to October 8, 2014.

Motion Passed 7-0

7:40 PM - *Case2014-048 – *Tiny Bubbles Laundromat* – Site Plan (3) – 7544 Oswego Road

Chairman Hess said that there would be no action tonight because the applicant will go in front of the ZBA on October 13, 2014.

Hal Romans explained the plan; this is the existing Byrne Dairy Store on Route 57. They will build a roof over hang to cover the entrance and sidewalk. Concrete walk in front, the parking in the rear of the building will be moved next to the building for safety reasons. The building will be resided with vinyl siding on the bottom and architectural shingles on top; they will be a neutral color. The dumpster enclosure will be vinyl slats in chain link same color as the building. Karen said that the vinyl slats don't hold up to the weather and will not look good for long. She also asked about the gate for the dumpster enclosure; the metal fencing tends to bend and sag after a while.

The parking spaces will be reduced from 26 spaces to 21. The landscape will be low growing plants and grass; the lighting will be wall lights.

Chairman Hess is concerned about the wall packs in back for the Residents that back up to this lot. He also asked about the County comments, Trip generation needs to be done, a permit for the drive, and has the applicant gone to M&T bank and asked if they could cross onto the drive so cars could exit at the traffic light?

James Palumbo asked Hal to define the landscape, would like to see plants that will hold up to the snow and winter weather, possibly an evergreen massing along the back as a screen. He noted the front addition needs to be added to the plan.

Joyce Cerrito a resident of Bayberry looked at the site, and commented on the condition of the fence all along the commercial property. She said it is rickety and something should be done. Hal Romans showed Ms. Cerrito on the plan that the fence does not belong to this property. She also commented on how difficult it is to turn into the lot coming from the south.

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The Chairman said that all the concerns have been addressed.

A motion was made by Hal Henty seconded by Allen Kovac to close the public hearing.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Michelle Borton to adjourn the case to the October 22, 2014 meeting.

Motion Passed 7-0

Old Business: Adjourned Hearings:

*Case #2014-028 – *Sharkey's* – Special Permit Referral (5) – 7240 Oswego Road
(Adjourned from 1 previous meeting)

A motion was made by Allen Kovac seconded by James Palumbo to adjourn the hearing to October 8, 2014.

Motion Passed 7-0

**Case #2014-040 – *KF Mumps, LLC Financial Services* – Site Plan (3) – 7897
Oswego Road (Adjourned from 1 previous meeting)

Hal Romans was present for the applicant; The Board received an E-Mail from the DEC concerning the endangered species, stating there is no impact. They added the silt fence, as well as the pavement detail.

The sign is a face change and will go through a separate permit. There is no outside trash or dumpster proposed.

Chairman Hess complimented Hal Romans on the plan.

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

Motion passed 7-0

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a resolution using standard form # 10 SEQR determination for planning board case # 2014-040, K F Mumps, LLC financial Services located at 7897 Oswego Rd.

The proposed action is an unlisted action and does not involve any Federal agency. The proposed action will not have a significant effect on the environment and this resolution shall constitute a negative declaration.

- 1) No potential impacts on the environmental issues that have not been considered.
- 2) Fits into the neighborhood character.

Motion Passed 7-0

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A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 20 Site Plan Approval for planning board case # 2014-040 K F Mumps, LLC. Financial services .located at 7897 Oswego Road based on a map by Ianuzzi and Romans dated 12-28-2011 revised 9-10-2014, numbered 1 of 2 and 2 of 2.

Motion Passed 7-0

New Business:

Signs

Enterprise 13- *Charles Signs, Inc.* – 7856 Goguen Dr.

Zoned I-1. Permit #45,914

Freestanding Sign – Applicant is proposing a 32 square foot freestanding sign, 6 feet high when a 32 square foot sign is allowed. The sign will be internal, LED illuminated. The proposed sign will meet the existing code.

Wall Sign – Applicant is proposing a 32 square foot wall sign, when a 179 square foot sign is allowed. The sign will be internal, LED illuminated. The proposed sign will meet the existing code.

A motion was made by Hal Henty seconded by Russ Mitchell to approve the sign as presented.

Motion Passed 7-0

Ray Nasoni/ Signarama, Clay Commons- *Justin's Canine Campus.* – 8075 Oswego Rd.

Zoned RC-1. Permit #45,923

Freestanding Sign – Applicant is proposing a 12 square foot panel change with no additional change to the sign.

Wall Signs – Applicant is proposing two 16 square foot wall signs, when 98 square feet is allowed. These will be LED illuminated. The proposed signs will meet the existing code.

A motion was made by Allen Kovac seconded by Michelle Borton to approve the sign as presented.

Motion Passed 7-0

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A motion was made by Hal Henty seconded by Allen Kovac to adjourn the meeting at 9:04 pm.

Motion Passed 7-0

Respectfully Submitted

A handwritten signature in black ink, reading "Gloria J. Wetmore". The signature is written in a cursive style with a large, sweeping flourish at the end.

Gloria Wetmore