

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 9th of September 2015. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	Karen Guinup	Chair
	Russ Mitchell	Deputy Chairperson
	Michelle Borton	Member
	Brian Hall	Member
	Hal Henty	Member
	Allen Kovac	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 Hal Henty to approve the minutes of the previous meeting held on August 12th, 2015.

Motion Passed 7-0

Public Hearings:

NONE

Old Business: Adjourned Hearings:

****Case #2014-007 – Sunoco Inc. (3) – Site Plan – 8450 Oswego Road (Adjourned from 5 previous meetings)**

Chairperson Karen Guinup announced the application for Case #2014-007 has been withdrawn by the applicant.

****7:35 P.M. Case #2015-022 – Associated Group Services, Inc. (3) – Site Plan– 3652, 3694, 3702, 3706, 3712 & 3720 State Route 31.**

Tim Hogan (Hogan Engineering) addressed the Board noting latest revisions have been made due to the traffic concerns for Route 31. A meeting was held last week with Associated Group, NYSDOT and the development across the street. James Trasher spoke pointing out the revised site plan showing multiple shifts within the property line. The proposed car wash has been moved and the driveway lined up with a

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future driveway across the street; maintaining the 80' residential border for a green space except there will be a reduction of the border to 33' along the driveway only, due to moving the drive to the east to line up with the proposed signal location. However, the overall building pads have not changed. James mentioned the South side and North side of the road have been working together for resolution as well as with Mr. Davidson (Widewaters Group). He recently spoke with Betsy Parmley (DOT) and she believes they have met the desires of the neighbors to the North, the DOT and the clients. Chairperson Karen Guinup mentioned needing documentation from NYSDOT indicating approval, which James stated they would attain by the September 23, 2015 meeting. Karen also pointed out a full packet needing to go to C&S Engineering, Inc. The group met with the Town's Engineer, Ron DeTota, regarding the storm water discharge plan, which they are finalizing and reconvening with Ron. It was noted, that additional bio-retention areas have been added to aid in water quality. Ron mentioned once he's received the pertinent drawings and documents, he'd be in a better position to review. James stated he will have all information for the next meeting and to Commissioner Mark Territo. Hal Romans was not available, however, a landscape plan was distributed to Board Members for review purposes. Lastly, Ron stated needing the drawings as soon as possible, which Associated Group agreed to get to him by end of the week. Jim Palumbo asked clarification of the full scale drawings and Karen stated full sets will be sent to the Board prior to the next meeting.

Hearing no further comments the Chairman closed the public hearing. A motion was made by Allen Kovac seconded by Jim Palumbo to adjourn the public hearing to September 23, 2015.

Motion Passed 7-0

****Case #2015-030– Ryan G. Churchill (Sonic) (3) – Site Plan – 3808 Route 11, and 5431 South Bay Rd.**

Ryan Churchill presented to the Board noting plan configurations between the Board and Sonic have been revised and signage ironed out as well as entrances. Correspondence received from Betsy Parmley was forwarded to Mark Territo indicating design completion and no impact to entrance on Route 11 or signage. Revised date is September 9, 2015. The standard traffic signage, 2-way stop signs will be placed at the driveway area coming out, as labeled. Standard Do Not Enter will be placed in the median as required by DOT. Requirements for ADA signs will be on the building. Car Hop signs will be labeled accordingly and a Car Hop crossing sign added. Brian Hall noted a final decision on flow, stop signs, one north and 2-way requested specifically. Chairperson Karen Guinup asked regarding curbing which was mentioned will stay as the existing curbing. Karen also commented regarding the shrubs, with the heavy snow removal making sure the shrubbery as provided stays; Jim Palumbo to review the landscape plan. Sonic also plans to place new greenery, selecting pieces that will hold up well in winter. Karen asked regarding the dumpster enclosure, which Ryan stated there is an enclosure with a gate (A1.03) and plantings placed around it. Jim recalled the plantings and had no further comments. Questions were raised regarding the height of the Car Hop signs, which is noted on the details as 3-1/2' and adequately meeting the requirements.

Hearing no further comments the Chairman closed the public hearing.

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In the matter of the application of planning board case No. 2015-030 for *Ryan Churchill (Sonic) Site Plan – 3808 Rt. 11, and 5431 South Bay Road.*

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 10, SEQR determination for No. 2015-030 for *Ryan Churchill (Sonic) Site Plan – 3808 Rt. 11, and 5431 South Bay Road* 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 that this resolution shall constitute a negative declaration (for the following reasons):

1. Blends with the character of the neighborhood.
2. Impacts concerning traffic have been considered and mitigated.

Motion Passed 7-0

In the matter of the application of planning board case No. 2015-030 *Site Plan (3) - Ryan Churchill (Sonic) Site Plan – 3808 Rt. 11, and 5431 South Bay Road.*

A motion was made by Russ Mitchell seconded by Brian Hall to adopt a resolution using standard form # 20, site plan review and approval be granted based on a map made by Gyomo, PC dated and numbered as follows: C001, C101, C102, C103 of May 7, 2015 revised September 9, 2015. A1.03 of July 7, 2015. SG1.0 and SG2.0 of August 7, 2015 revised September 9, 2015. A3.01 of May 7, 2015 revised September 8, 2015. C-503 of June 15, 2015. C-501, C-502, C-504 and C-505 of June 15, 2015, revised August 24, 2015.

Subject to all legal and engineering requirements.

Ron DeTota noted needing three (3) sets of signed/stamped drawings for his office. All were provided to Ron at the end of the presentation.

Motion Passed 7-0

****Case #2015-031 – Cintas – Site Plan (3) – 7655 Henry Clay Boulevard (Area Variances approved July 13, 2015) (Adjourned from 1 previous meeting)**

Ken Mideli presented site plan drawings mentioning from last month's meeting the Board needing Onondaga County DOT information. Since, formal packets were put together including correspondence from DOT and nine (9) sets of traffic study letters noting DOT acceptance; all dated August 19, 2015. A rendering drawing was handed out to Board Members with all project-related drawings, plans, etc. provided to Ron DeTota. A summary letter dated September 2, 2015 from Project Manager, Brett Garrett, Arco/Murray Design Build addressed all comments from the Planning Board with required action taken, as noted. This letter is located in the project file. Chairperson Karen Guinup asked regarding fire department comments, which Commissioner Mark Territo stated he has the documents also in the project file. Ron DeTota commented indicating he is in the process of review to finalize this project. Jim Palumbo, after looking at the landscape plan, stated he was in favor of the mix of evergreen and screening across the front of the building, however,

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the crab apple trees are less appealing and asked if they would look into something different. Jim further asked regarding the dividing of spaces and it was noted the handicap is the main entrance in front, employee and visitor entrance to the back. The sidewalk as connected directs the two entrances accordingly.

Hearing no further comments the Chairman closed the public hearing.

In the matter of the application of planning board case No. 2015-031 - *Cintas – Site Plan (3) – 7655 Henry Clay Boulevard (Area Variances approved July 13, 2015) (Adjourned from 1 previous meeting)*.

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 20, site plan review and approval be granted based on a map made by Keplinger Freeman Associates dated and numbered June 19, 2015, revised September 9, 2015, T1.1, A1.1, A2.1, A2.2, A5.1, A6.1 and A6.2. Maps June 19, 2015, revised September 9, 2015, C1.0, C2.0, C3.0, C4.0, C5.0, C6.0, C7.0, C7.1 and C8.0. The approval is conditioned upon the developer complying with all the legal and engineering requirements as specified in the Town of Clay regulations and subject to the following conditions:

1. Keplinger Freeman Associates correspondence with Onondaga County Department of Transportation submitted to the Town of Clay Planning Board September 9, 2015.

Motion Passed 7-0

In the matter of the application of planning board case No. 2015-031 - *Cintas – Site Plan (3) – 7655 Henry Clay Boulevard (Area Variances approved July 13, 2015) (Adjourned from 1 previous meeting)*.

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a resolution using standard form # 10, SEQR determination for No. 2015-031 - *Cintas – Site Plan (3) – 7655 Henry Clay Boulevard (Area Variances approved July 13, 2015) (Adjourned from 1 previous meeting)* 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 that this resolution shall constitute a negative declaration (for the following reasons):

1. Fits the character of the neighborhood.
2. Potential impacts of land, water, air and noise wave been considered.
3. Transportation issues have been resolved with approval from Onondaga County Department of Transportation.

Motion Passed 7-0

Old Business: Hearings Closed

*Case #2014-041 – *Riverwalk Associates (5), Zone change referral – 5112+/- Guy Young Road (Adjourned from 11 previous meetings)*

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Chairperson Karen Guinup announced that the applicant has requested an adjournment. A motion was made by Michelle Borton seconded by Allen Kovac to adjourn Case #2014-41 to September 23, 2015.

Motion Passed 7-0

Case #2015-33 – *Bank of America – Site Plan (3) – 3782 NYS Route 31 (Adjourned from 1 previous meeting)

Matthew Welch, Stonefield Engineering and Design addressed the Board regarding the site plan. Ron DeTota spoke indicating his concern involves the topography and run-off drains along Route 31. The flow path may collect water resulting in ponding, which during the winter months has a high potential of freezing to the road service. He's recommending two (2) 12" culvert connections placed underneath the ingress/egress area. The review from DOT indicates no concern. Jim Palumbo stated he is concerned with the possible ponding issue as well as visibility for egress, due to the potential for phragmites to take hold. Matthew asked if the preference is for 12" PVC, which Ron said "yes." Ron offered to pass the information by DOT and will call to discuss with Betsy Parmley.

In the matter of the application of planning board case No. 2015-033 - *Bank of America – Site Plan (3) – 3782 NYS Route 31 (Adjourned from 1 previous meeting)*.

A motion was made by Brian Hall seconded by Michelle Borton to adopt a resolution using standard form # 10, SEQR determination for No. 2015-033 - *Bank of America – Site Plan (3) – 3782 NYS Route 31 (Adjourned from 1 previous meeting)* 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 that this resolution shall constitute a negative declaration (for the following reasons):

1. No potential impacts that have not been considered.

Motion Passed 7-0

In the matter of the application of planning board case No. 2015-033 - *Bank of America – Site Plan (3) – 3782 NYS Route 31 (Adjourned from 1 previous meeting)*.

A motion was made by Russ Mitchell seconded by Allen Kovac to adopt a resolution using standard form # 20, site plan review and approval be granted based on a map made by Stonefield Engineering and Design dated and numbered August 11, 2014, revised September 9, 2015, #C-1 through C-9. The approval is conditioned upon the developer complying with all the legal and engineering requirements as specified in the Town of Clay regulations and subject to the following conditions:

Be it noted in this motion that the Town Engineer and therefore this Board suggested culverts should be put under the ingress/egress locations rather than the configuration approved by the State DOT on the State land adjacent to Route 31. A flooding concern exists, and a potential site view could develop.

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Motion Passed 7-0

New Business:

SIGNS

Philadelphia Sign Company – *Speedway* – 4803 West Taft Road

Zoned LuC-1, Permit #46,344

Debra Cianciulli, FST Engineers, Inc. addressed the Board noting the client's desire to reface the existing sign. The Board noted the pricing piece of the sign must be manual, not LED.

1 – Wall sign – Applicant is proposing a 6.14 square foot wall sign, when 281 square feet is allowed. Internal LED lighting. The proposed sign will meet the code. These will be illuminated channel letters and the letters only will light up.

1 – Marquee/Canopy – Applicant is proposing a 25.1 square canopy when 39 square feet is allowed. The proposed sign will meet the code.

1 – Freestanding Sign – Face Change to involve switching out the existing Hess sign for a Speedway sign.

A motion was made by Hal Henty seconded by Jim Palumbo to approve the sign as presented.

Motion Passed 7-0

Signarama – *Teddy Bear Bottle & Can Return* – 4541 New York State Route 31

Zoned RC-1, Permit #46,695

1 – Wall sign – Applicant is proposing a 32 square foot wall sign, when 52 square feet is allowed. The proposed sign will meet the code.

1 – Freestanding Sign - Tenant Panel change. The proposed sign will meet the code.

A motion was made by Brian Hall seconded by Jim Palumbo to approve the sign as presented.

Motion Passed 7-0

Kassis Superior Signs – *Nick's Barber Shop – MKW Salon and Day Spa* – 7719 Oswego Road

Zoned O-1, Permit #46,727

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1 – Freestanding sign – Applicant is proposing a 16 square foot tenant freestanding sign, two panels, one 32 inches by 72 inches, and one 30 inches by 72 inches when 16 square feet per tenant is allowed. Fluorescent internal illumination. The proposed sign will meet the code.

The Board pointed out street numbers will be needed on the sign poles; the applicant agreed to this modification.

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

Motion Passed 7-0

Philadelphia Sign Company – *Speedway* – 7369 Oswego Road

Zoned RC-1, Permit #46,345

Debra Cianciulli, FST Engineers, Inc. addressed the Board regarding proposed changes. The Board noted the pricing piece of the sign must be manual, not LED.

1 – Wall sign – Applicant is proposing a 6.14 square foot wall sign, when 98.3 square feet is allowed. Internal LED lighting. The proposed sign will meet the code.

1 – Marquee/Canopy – Applicant is proposing a 24.56 square foot canopy sign when 39 square feet is allowed. The proposed sign will meet the code.

1 – Freestanding Sign – Face Change

A motion was made by Hal Henty seconded by Brian Hall to approve the signs as presented.

Motion Passed 7-0

Kassos Superior Signs – *Bank of America*– 3782 State Route 31

Zoned O-2, Permit #46,736

Matthew Welch, Stonefield Engineering and Design presented to the Board for signage approval. The Board indicated addresses must be added to the sign poles which include street numbers.

1 – Freestanding sign – Applicant is proposing a 26.2 square foot tenant freestanding sign, when 32 square feet is allowed. Fluorescent internal illumination. The proposed sign will meet the code.

4 – Wall signs – Applicant is proposing 4 wall signs for the ATM Kiosk, which will meet the code. A variance was received at the August 10, 2015 meeting to increase the number of signs.

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A motion was made by Michelle Borton seconded by Russ Mitchell to approve the sign as presented.

Motion Passed 7-0

Cornerstone Consulting Engineers – *Sonic* – 3808 Brewerton Road

Zoned RC-1, Permit #46,743

6 – Wall Signs – Applicant is proposing two 26.8 square foot wall signs, three 22.3 square foot wall signs and one 7.9 square foot wall sign, when 104.6 square feet; 104.6 square feet, and 65.5 square feet are allowed. (Area Variances received, ZBA Case #1570, for 6 signs)

2 – Freestanding signs – Applicant is proposing two Freestanding signs 86 square feet each when 64 square feet each are allowed under code. (Area Variances received, ZBA Case #1570, for increase in the square footage of each sign to 86 square feet.)

A motion was made by Brian Hall seconded by Russ Mitchell to approve the sign as presented.

Motion Passed 7-0

Work Session

None

A motion was made by Russ Mitchell, seconded by Michelle Borton to adjourn the meeting at 9:15 p.m.

Motion Passed 7-0

Respectfully Submitted,



Judy Rios
On behalf of Gloria Wetmore, Planning Board Secretary