

Planning Board  
Regular Meeting  
September 28, 2016

**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 28<sup>th</sup> day of September 2016. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

<b>PRESENT:</b>	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
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C&S Engineers
	Gloria Wetmore	Planning Board Secretary

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

**Motion Carried 7-0**

New Business:

**\*\* Case #2016-041 – 7641 Executive Parking (3) – Amended Site Plan – 7641 Henry Clay Boulevard**

Karen opened the public hearing. Joanne Gagliano, landscape architect with EDR and Gail Cawley with JMA wireless, explained the plan. Ms. Cawley began; this is a cellular service business. They are trying to grow the business. They bought the building next door. The building they are in now is 172000 square feet, the smaller building will be used for merchandising and bring customers in. The company is family owned, started with 100 employees; there are 436 employees currently and plan on adding 135 within 5 years.

Joanne Gagliano spoke; the existing building is connected to the smaller building by a wooden walkway. The existing parking will be repaved and the proposed new parking will be new pavement. There will be no new curb cut on Henry Clay Boulevard.

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Karen asked if the landscape and the shaded area on the plan was the only change. Karen asked Jim Palumbo to look at the plan. Jim asked if the arborvitae will live through the snow plowing season. Jim noted that the plants are in a landscape island, and said they are a hardy plant. The existing parking in the front of the building is for executives where is the ADA parking. Michelle said the front yard setbacks are nonconforming, are they legal? Yes they are legal nonconforming.

Russ Mitchell said he lives across the street from this project, it is a real improvement. He also said he hasn't seen any problem with traffic even though there are 400 plus employees.

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

A motion was made by Jim Palumbo seconded by Al Kovac to adopt a resolution for Case #2016-041 – 7641 Executive Parking located at 7641 Henry Clay Boulevard using standard form # 10 SEQR determination, that the proposed action is a Type 2 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.

**Motion Carried 7-0**

A motion was made by Jim Palumbo seconded by Brian Hall in the matter of Case #2016-041 – 7641 Executive Parking– Amended Site Plan located at 7641 Henry Clay Boulevard using form # 20 Amended site plan approval based on a map by EDR dated 09/07/2016 and numbered,

G-001, FA-1 dated June 2016, C-000, C-100, C-200, C-400, C-601, C-602, C-603.

This approval is conditioned on the applicant complying with all legal and engineering.

**Motion Carried 7-0**

\*\*Case #2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments* (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 9 previous meetings).

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this case to the October 12, 2016 meeting.

**Motion Carried 7-0**

\*\*Case #2016-008 – *Fox Dealership* (3) - Site Plan - 3687 NYS Route 31 (Adjourned from 6 previous meetings)

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Karen opened the public hearing Joe Durand of TDK Engineering. Mr. Durand said he received information on lead agency. The State DOT asked for sidewalks. They will match up the sidewalks with Moyers Corners.

The Army Corp of Engineers is looking for a SEQR, Karen said the Board typically does the SEQR the same time they approve the Site Plan.

Karen said the agreement between Fox and Nelson has not been signed; please look into this if it has been signed by all parties then the Planning Board needs a complete copy. Karen said the applicant should look at the agreement and make sure you know exactly what's going on. Mr. Durand said he told Mr. Scallione it needs to be filed with the County.

Karen Confirmed that the Planning Board will act as the Lead Agency in this matter. Karen asked if there were any comments or questions, hearing none she asked for a motion to adjourn.

A motion was made by Russ Mitchell seconded by Al Kovac to adjourn this case to the October 26, 2016 meeting.

**Motion Carried 7-0**

\*\*Case #2016-027 – *Avicollis Restaurant* (3) – Amended Site Plan – 7839 Oswego Road (Adjourned from 3 previous meetings)

A motion was made by Al Kovac seconded by Michelle Borton to adjourn this case to November 9, 2016.

**Motion Carried 7-0**

\*\*Case #2016- 034– Greg Card Property, *Hidden Lake Woods* (3) – Preliminary Plat– Guy Young Road near Cicero Boarder. (Adjourned from 1 previous meeting)

A motion was made by Jim Palumbo seconded by Brian Hall to adjourn this case to the October 12, 2016 meeting.

**Motion Carried 7-0**

\*\*Case #2016-036– Woodside Commercial, LLC, *Inverness Gardens Commercial, Phase II*. (3) – Preliminary Plat– 4938 W. Taft Road. (Adjourned from 1 previous meeting)

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this case to the October 12, 2016 meeting.

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**Motion Carried 7-0**

**Closed Hearings - Board/Applicant discussions:**

\*\*Case #2016-026 – *Wegmans Taft Road Café Patio Expansion* (3)- Amended Site Plan – 4979 West Taft Road (Adjourned from 3 previous meetings)

Caitlyn Piatkowski spoke; she added all the changes the Board asked for. The demo plan shows the curb line to be removed. Karen asked to see the new plan, Caitlyn handed them out. Karen said they asked for Bollards in front of the new seating area.

Jim noticed that the stop bar runs across the whole drive, it will impede the ADA ramp. The ramp is 8 feet in length with a 6 inch reveal, the ramp can only be 6 feet unless you want to install railings.

Michelle Borton saw some existing conduit on the plan that is abandoned. All obsolete items need to be removed from the plan.

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the October 12, 2016 meeting.

**Motion Carried 7-0**

2016-040 KRDD Clay, LLC, Orange Commons Phase 2B.- Final Plat- NYS Route 31 across from Clay Town Hall.

A motion was made by Jim Palumbo seconded by Russ Mitchell to add this item to the agenda.

**Motion Carried 7-0**

Tim Coyer of Ianuzi and Romans presented, this will be the final Phase of Orange Commons. 20.3 acres and 51 lots #25-#67. On Melo Circle and Duany Ave. Lots # 62 and #63 do not have access to Duany Ave.

Karen asked if there were any comments or questions, Scott Chatfield asked if the HOA had been formed and filed. Tim said he wasn't sure, Scott said he would contact the applicants' attorney to make sure it has been taken care of.

A motion was made by Michelle Borton seconded by Russ Mitchell for a SEQR motion for Case# 2016-040 KRDD Clay, LLC, Orange Commons Phase 2B.- Final Plat- NYS Route 31

across from Clay Town Hall using standard form #10 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.

1. Any potential impacts have been considered.

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**Motion Carried 7-0**

A motion was made by Michelle Borton seconded by Al Kovac using standard form #40 for Case #2016-040 KRDD Clay, LLC, Orange Commons Phase 2B.- Final Plat- NYS Route 31 across from Clay Town Hall. Such approval is based on a map made by Ianuzi and Romans Land Surveying; PC numbered 3584.001 & 3584.002 and dated 8/2/16. The approval is subject to all legal and engineering. As well as the HOA being formed and filed with the Secretary of State.

**Motion Carried 7-0**

**New Business:**

2016-033 Inverness Gardens Commercial, Phase II – Final Plat – 4938 West Taft Road

A motion was made by Brian Hall seconded by Jim Palumbo to adjourn this case to the October 12, 2016 meeting.

**Motion Carried 7-0**

2016-030 Stewart's Shops Corp. - Final Plat – SE corner of Bear Road and Buckley Road

A motion was made by Al Kovac seconded by Michelle Borton to adjourn this case to the October 12, 2016 meeting.

**Signs**

**Motion Carried 7-0**

**Victory Sign Inc. – Cintas – 7655 Henry Clay Blvd.**

Zoned I-1, Permit #47,687

1 – Freestanding sign – Proposing an internally illuminated 31 square feet sign when 32 square feet is allowed. The proposed sign meets the code.

A motion was made by Brian Hall seconded by Russ Mitchell to approve the sign as presented. With the Street number on the post.

**Motion Carried 7-0**

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**CHA Consulting – *Stewart's Shops* – Buckley/Bear Rd.**

Zoned LuC-1, Permit #47,688

2 – Wall signs – A 17 square foot and a 22 square foot sign when a 134 and a 118 square feet sign are allowed. The proposed signs will meet the code.

1 – Freestanding LED gas price sign – a 30 square foot sign is proposed when 32 square feet is allowed. The proposed sign received a Special Permit for an electronic sign, and will meet the code.

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

**Motion Carried 7-0**

A motion was made by Michelle Borton seconded by Al Kovac to adjourn the meeting at 9:00 P.M.

**Motion Carried 7-0**

Respectfully submitted



Gloria Wetmore