

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 9th day of August 2017. The meeting was called to order by Chairwoman Guinup at 7:30 PM and upon roll being called, the following were:

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

A motion was made by Russ Mitchell seconded by Brian Hall to approve the minutes of the July 26, 2017 meeting.

Motion Carried 7-0

Public Hearings:

New Business:

****7:30 P.M. Case #2017-029 – J. Lou Sotherden, *Side Track Enterprises*(3) – Site Plan – 4975 NYS Route 31.**

A motion was made by Russ Mitchell seconded by Al Kovac to adjourn this Case to the September 13, 2017 meeting.

Motion Carried 7-0

Regular Meeting
Planning Board
August 9, 2017

Old Business:

****Case #2016-013 – *America Stores – It (3)* - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 12 previous meetings)**

Hal Henty left the board at 7:55 PM.

Karen opened the hearing, Joe Mastroiani was present for the applicant, he began that there was some question about having a water feature in the landscape strip. Structural setback from 75 ft to 50 ft. moved the pond to the north. There are 10 buildings proposed with a drive around the buildings. The site has been cleaned up; the applicant is in contact with the Army Corp. All the variances have been added to the plan.

Karen asked if the wet land in the back will be left alone, she asked Mark and Scott if this would have to go back to the county. They said not if there were only minor changes. She also asked what would go into the landscape strip to protect the residents.

Russ said if they berm it in 10 or 20 years it will be tall enough.

Jim said a nice masonry or ornamental fence would be better than a chain link fence. Will they need a variance for the fence, Mark said yes if it is over 2.5 foot in the front. Al asked what the landscape would look like, Karen explained that the applicant will submit a full landscape plan when they present.

Mark questioned the drive around the buildings; it is within the landscape strip. Joe Pozzi council for the applicant said the ZBA's interpretation was there was no determination that there could be a roadway within the landscape strip. Mr. Pozzi said it isn't the role of the ZBA to look at the plan and determine if the road could or could not go into the landscape strip.

Karen said there was another case where the applicant had to go to the ZBA to decrease the size of the perimeter strip for the roadway.

A motion was made by Brian Hall seconded by Russ Mitchell to adjourn this case to the September 13, 2017 meeting.

Motion Carried 6-0

Hal Henty returned to the board at 8:25 PM.

****Case #2016-056 – *Kimbrook Route 31 Development, LLC- Philip Simao(Rite Aid)* (3) – Site Plan – 3566 & 3578 NYS Route 31. (Adjourned from 4 previous meetings).**

Karen opened the Public Hearing. Paul Curtain attorney for the applicant and Tim Coyer of Ianuzzi and Romans presented the plan. Tim moved the light standards, the fire department is satisfied with the hydrants, SWPPP was given to Ron DeTota. All parking

Regular Meeting
Planning Board
August 9, 2017

has been changed to be ADA compliant. Added bollards so no one will run into the door when it's open.

They added **do not enter** sign, and a rt turn only for when the pavement is covered with snow. OCWA has signed off, the dumpster enclosure has been redesigned, and powder coated galvanized steel gates. There will be grass between the dumpster and the concrete drive.

The landscape plan and photometric plans have been updated.

Ron complimented them on doing a nice job.

Karen wants the drive thru arrows fixed. Jim said the plan shows 8 bollards, the 2 by the door what is their purpose. The sidewalk is 5 to 6 ft wide the bollards take away area from the sidewalks. There is a tree right up against the building, it won't last very long. Some of the plantings won't take the beating of the snow plowing.

Michelle said the snow shouldn't be stored by the dumpsters it will block the sight of drivers.

Russ Mitchell said he appreciates all of the hard work. He said getting the plans the night of the meeting is unacceptable! We have an engineer and a landscape architect that need time to study the plans. He does not want this to happen again.

Karen said if the board doesn't have the plans the Friday before the meeting; the case will not be heard.

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the September 13, 2017 meeting.

Motion Carried 7-0

****Case #2016-061 – Bonnie Marini, *Shear Perfection* (3) – Amended Site Plan – 7452 Oswego Road. (Adjourned from 5 previous meetings).**

Tim Coyer of Ianuzi and Romans was present for the applicant, They will use granite curbing, the pavement was added, the temporary sign was removed and the elevations were added to the plan.

Karen said there really weren't any changes on the County comments.

Jim asked if the DOT approved the granite curbing. Add it as per DOT requirements. Karen said when the applicant goes for the driveway the County will see that the Plan says granite. Karen asked if there were any comments or questions hearing none she closed the Public Hearing.

A motion was made by Michelle Borton seconded by Al Kovac to approve the resolution using standard form#10 SEQR for Case# 2016-061 **Bonnie Marini, *Shear Perfection located at*** 7452 Oswego Road.is an unlisted action and does not involve any Federal

Regular Meeting
Planning Board
August 9, 2017

Agency. It is further determined the proposed will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons. The proposed action will not have an adverse effect on traffic noise or community character.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Al Kovac using standard form # 20 Granting Site Plan approval for Case #2016-061 – **Bonnie Marini, *Shear Perfection*** (3) – Amended Site Plan – 7452 Oswego Road. Based on a map by Ianuzi and Romans dated August 8, 2017 sheet # 3, and B. Dean Johnson Dated March 27, 2017 sheets #1 & #2. Approval is subject to all legal and engineering.

Motion Carried 7-0

****Case #2017-006 – Self Storage Morgan, LLC (Bruce Pollock), *B&C Storage Morgan Rd*** (3) – Amended Site Plan – 7988 Morgan Road.
(Adjourned from 4 previous meetings)

A motion was made by Brian Hall seconded by Russ Mitchell to adjourn this case to the September 13, 2017 meeting.

Motion Carried 7-0

****Case #2017-027 – Empower Federal Credit Union, *Empower Federal Credit Union Liverpool Branch*** (3) – Site Plan – 7670 Morgan Road. (Adjourned from 1 previous meeting).

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the September 13, 2017 meeting.

Motion Carried 7-0

Closed Hearings :

****Case #2017-008 – B&B Taft Road II, LLC, *Simon's Agency, Inc.***, (3) – Site Plan – Lot C-R2 on Wintersweet Dr. in the Inverness Gardens Development. (Adjourned from 5 previous meetings).

A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this case to the September 27, 2017 meeting.

Motion Carried 7-0

Regular Meeting
Planning Board
August 9, 2017

New Business:

Case #2015-051- **Southwest Buckley Properties, LLC, Buckley Meadow** Final Plat, west side of Buckley Road.

Tim Coyer of Ianuzi and Romans was present for the applicant, this is section is located on the west side of Buckley Road. This is 3.6 acres, 4 lot subdivision between Rita Drive and Briarledge road.

Karen closed the hearing.

A motion was made by Brian Hall seconded by Hal Henty using standard form #40, granting Final Plat approval for Case # 2017-051 dated 12/9/2016 and numbered 1431.037. Conditioned upon all legal and engineering.

Motion Carried 7-0

Case #2017-030 – **Maple Road Associates, The Farmstead, Section No. 3** – Final Plat– Maple Road.

Tim Coyer of Ianuzi and Romans was present for the applicant, this is section # 3. 24 homes.

Karen explained that in the future all plans will include stop signs during the preliminary phase. Karen Guniup closed the hearing.

A motion was made by Brian Hall seconded by Jim Palumbo using standard form #40, granting Final Plat approval for Case # 2017-030 dated 8/13/2015 revised 3/3/2016 numbered 3411.001. Conditioned upon all legal and engineering.

Motion Carried 7-0

Signs

Ariella Inc. – SOS Medical – 8324 Oswego Rd.

Zoned PDD, Permit #48,394

2 – Freestanding signs – 50 square feet each when allowable square footage is determined by the Planning Board.

2 – Monument signs

1 on Route 57

1 on Canvas Back

The Board suggested that he try making the sign on Canvasback Drive 25 % smaller.

Regular Meeting
Planning Board
August 9, 2017

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

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Al Kovac to adjourn the meeting at 9:25 P.M.

Motion Carried 7-0

Respectfully submitted


Gloria Wetmore