

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 26th day of July 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 Hal Henty seconded by Jim Palumbo to approve the minutes of the June 14, 2017 meeting.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Russ Mitchell to approve the minutes of the July 12, 2017 meeting.

Motion Carried 7-0

Public Hearings:

New Business:

****7:30 P.M. Case #2017-026 – Cosimo Zavaglia, Store America Morgan Road (3) – Site Plan – East side Morgan Road, 900± feet south of Wetzal Road.**

Karen Guinup opened the public hearing, Steve Calicerino presented the plan. The site is 17.5 acres, subdivided into 5 acre lots. The access road is directly across from the Morgan Road School. 1200 square foot office. 3 and 1 half acres of impervious surface added to the 5 acre lot. The applicant is proposing 2 phases, Phase I will include one climate controlled unit and 3 cold storage units. Drainage runs south bound to Morgan Rd, there is a swale on the eastern boundary. Bio-retention will be at the front of the site. Waiting for septic and driveway approval from County DOT. Will have to go to the ZBA for a variance to allow for storm water to be in the front landscape strip.

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Karen asked if the applicant has applied for the subdivision yet, Mr. Calicerino said they have not. The subdivision will have to be done before you present a plan for Phase I. Looking at the County comments, the traffic will need to be done, and we will need a letter from the County accepting the driveway. The County PB and Town PB will need the lighting plan.

The County would like a copy of SWPPP.

The Planning Board request the you present Phase I only, and when it is time for Phase II you will come back to this Board.

This should be sent to the fire department.

Karen asked if there will be any outside storage, also the dumpster enclosure doesn't match the Plan.

Jim Palumbo asked if the finished grades would be on slabs, and will they be sloped down for drainage.

Steve said the pavement will be flush but will have a triangular piece between the buildings for drainage.

There is a proposed chain link fence along the front. Jim would like to see something solid to screen the fence.

Jim thanked the applicant for a clear and clean drawing, the Planning Board appreciates that.

Karen asked if there were any comments or questions, hearing none she asked for a motion.

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

Motion carried 7-0

****7:35 P.M. Case #2017-027 – Empower Federal Credit Union, *Empower Federal Credit Union Liverpool Branch* (3) – Site Plan – 7670 Morgan Road.**

Karen opened the public hearing; Robert Strong of Apgar engineering presented the plan. 2 additions the building addition will be 1000 square feet on the east side of the site. The ATM addition will be covered by a canopy, as well as 8 new employee parking spaces. The building addition will match the existing building. There will be a walkway to the new parking area. The existing landscape will not change. The island will have grass down the center. They went before the Town Board for a special permit for the ATMs', it was granted.

Karen asked if the County had any issue with the increase of the 300 sq. ft. building addition. The County letter is fine we will need additional information on traffic and drainage.

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Michelle Borton asked for a directional sign so people do not enter the wrong way through the drive up ATM lanes. Maybe “do not enter” signs.

Mark Territo said that the Board will need clarification from the County on the ingress and egress.

Ron De Tota explained that the E-mail is dated 6/15/17 yet the Plan is dated 6/28/17, we’re not sure what plan the county was making their comments on.

Ron gave the applicant suggestions on drainage.

Karen asked if there were any comments or questions, hearing none she asked for clarification from the County.

A motion was made by Al Kovac seconded by Hal Henty to adjourn this case to the August 9, 2017 meeting.

Motion carried 7-0

Old Business:

**Case #2016-013 – *America Stores – It* (3) - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 11 previous meetings)

A motion was made by Russ Mithcell seconded by Brian Hall to adjourn this case to the August 9, 2017 meeting.

Motion carried 6-0 Hal Henty abstained.

**Case #2016-061 – *Bonnie Marini, Shear Perfection* (3) – Amended Site Plan – 7452 Oswego Road. (Adjourned from 4 previous meetings).

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the August 9, 2017 meeting.

Closed Hearings

**Case #2017-008 – *B&B Taft Road II, LLC, Simon’s Agency, Inc.*, (3) – Site Plan – Lot C-R2 on Winter Sweet Dr. in the Inverness Gardens Development. (Adjourned from 4 previous meetings).

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the August 9, 2017 meeting.

Motion carried 7-0

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*Case #2017-022 – *Rerob, LLC (ExpressMart)* (5) – Zone Change Referral –SW corner NYS State Route 31 and Lawton Road. (Adjourned from 1 previous meeting).

Karen said that this hearing is a closed hearing and asked the Planning Board Members For their comments for the Town Board referral.

Hal Henty

He feels the same way about this plan as the last time it was before the Board. He is concerned about the car wash, if they could turn the site around so the car wash is not adjacent to the homes.

Brian Hall

He is against the Zone Change as the plan is now; he would like to see the car wash reworked.

Russ Mitchell

I had to look at this based on what the applicant said they wanted to put on the property. I am ok with the Express Mart by its self but feel the car wash is over loading the parcel. It will be a concern for noise since it will be a 24 hour operation. Because of the way the application is presented I am against approval of the zone change.

Jim Palumbo

I recommend to the Town Board that the zone change request be granted. The proposed zoning and special permit for a drive up service will serve the adjacent community's needs and is conducive to the ongoing development of Route 31 and the surrounding areas. The applicant's willingness to break the parcel out for two separate zone changes is appreciated, as an effort to establish a less intense "buffer" zoning along the neighboring community to the west. I am confident that if the zone change and special permit are granted, then any specific site elements allowed by the zoning could be worked out through the site plan approval process to eliminate any of the expressed concerns by surrounding properties.

Michelle Borton

For the zone change, my comments are the same as they were in April. I'm opposed to the zone change because development in the surrounding area is still ongoing, and I think it's best to stick with the zoning that is currently planned for that intersection. I also believe that Luc-1 is not the most appropriate zone to be located immediately adjacent to a high-density single family residential zone (especially with the houses aligned like they are), given the 24-hr noise, activity, and traffic that a gas station could generate. While some of the allowable HC-1 uses are also relatively intensive, there are several others that would be more compatible, in my opinion.

Al Kovac

Is not in favor of the car wash, he is apprehensive about the mini mart; it is too close to Route 11.

Karen Guinup

For the zone change, my comments are the same as they were in April. I'm opposed to the zone change because development in the surrounding area is still ongoing, and I think it's best to stick with the zoning that is currently planned for that intersection. I also believe that Luc-1 is not the most appropriate zone to be located immediately adjacent to a high-density single family residential zone (especially with the houses aligned like they are), given the 24-hr noise, activity, and traffic that a gas station could generate. While some of the allowable HC-1 uses are also relatively intensive, there are several others that would be more compatible, in my opinion.

A motion was made by Russ Mitchell seconded by Jim Palumbo to use the Planning Board Members comments as their vote.

Motion carried 7-0

*Case #2017-023 – *Rerob, LLC (ExpressMart)* (5) – Special Permit Referral –SW corner NYS State Route 31 and Lawton Road. (Adjourned from 1 previous meeting).

Hal Henty

Not in favor of the Special Permit/ no drive thru for express mart.

Brian Hall

Not in favor of the drive thru.

Russ Mitchell

That corner is a problem currently and will grow to be a nightmare when Tocco Village is built out and the commercial is developed on the north side of Rt. 31. Lawton Road can't handle the traffic that will be generated by a drive through (even though it would be for specific hours during the day - the peak hours). I'm trying to look ahead at what the area will be down the road. Also once a special permit is issued we could see any kind of

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business in there that would be traffic intense (Dunkin, McDonalds etc.). I am opposed to the special permit because of the traffic and the business use that could cause problems.

Jim Palumbo

Has no problem with the drive thru, see comments for zone change referral.

Michelle Borton

I'm also opposed to issuing a special permit granting drive-through service for this specific project, for similar reasons. I believe that it would generate too much traffic and noise so close to a high-density single family residential zone. Lawton Road should be improved if the project is approved. I'm not necessarily opposed to other types of drive-in service (e.g., a bank) that may be a better fit for this site.

Al Kovac

Not in favor of the Special Permit.

Karen Guinup

I'm also opposed to issuing a special permit granting drive-through service for this specific project, for similar reasons. I believe that it would generate too much traffic and noise so close to a high-density single family residential zone. Lawton Road should be improved if the project is approved. I'm not necessarily opposed to other types of drive-in service (e.g., a bank) that may be a better fit for this site.

A motion was made by Brian Hall seconded by Al Kovac using standard form #60 special permit referral, using the members' comments as the vote.

Motion carried 7-0

New Business:

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..

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There was a lengthy discussion on the size of the sign.

No Action

Fran Fiorito – *Jasons' Auto Repair* – 8598 Morgan Rd.

Zoned RA-100, Permit #48,403

1 – Wall sign – A 16 square foot sign is proposed, a variance for 32 square feet was previously granted therefore the proposed sign will meet the code.

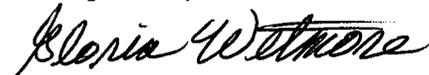
A motion was made by Brian Hall seconded by Russ Mitchell to approve the sign as presented.

Motion carried 6-0 Hal Henty abstained

A motion was made by Brian Hall seconded by Russ Mitchell to adjourn this meeting at 9:10 P.M.

Motion carried 7-0

Respectfully submitted


Gloria Wetmore