

Regular Meeting
Planning Board
August 12, 2015

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 12th of August 2015. The meeting was called to order by Chair Guinup at 7:30 PM and upon roll being called, the following were:

PRESENT:	Karen Guinup	Chair
	Russ Mitchell	Deputy Chairman
	Hal Henty	Member
	Allen Kovac	Member
	Michelle Borton	Member
	James Palumbo	Member
	Brian Hall	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 Jim Palumbo seconded by Russ Mitchell to approve the minutes of the previous meeting.

Motion Passed 7-0

****7:30 P.M. Case #2015-031 – *Cintas* – Site Plan (3) - 7655 Henry Clay Boulevard (Area Variances approved July 13, 2015)**

Brett Garrett of Arco/Murray (design team for Cintas) explained the plan. A 55,000 sq. ft. industrial laundry, 206 parking spaces, 147 for cars and 59 for trucks as shown on pg A1.1 of the plan. Jim Palumbo asked about the scale of the plans submitted, the scale is off by 20 %. Karen said 221 spaces are required. Mr. Garrett thought that because part of the building will be used for storage, that the parking would be adequate. The applicant will still have to show future parking, the additional parking could be put over the drainage. The drainage would be sub level.

Scott Chatfield said if there is a different use for part of the building the parking could be lowered however in this case that is not the case. Mr. Garrett pointed out 60 ft that could be used as future parking. Scott added the plan that is submitted must include proposed future parking

The traffic study was submitted 7/27/2015; the applicant is waiting for comments back from the County for curb cuts, drainage and traffic study.

The comments that were received are 1) good site distances 2) no degradation to Henry Clay Blvd.

Karen said the Board will need copies of the traffic study as well as County comments. We will need a copy of the remediation letter from the DEC. The Fire Department also needs to see the plan; we need comments from the fire department.

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Karen asked Mr. Palumbo to address the landscape plan, Jim said there is residential across from the site, and the screening should be evergreens. He turned to the front of the building it shows plants in front low growing juniper, that is not what the rendering is representative of.

Karen said if you look at what JMA did, it looks great.

Russ said the applicant should stagger the trees for screening.

Michelle asked for detail on fencing. She asked if 8ft is standard. The maximum height is 7 feet for the fence.

Karen asked about the dumpster, Mr. Garrett said there will be a roll-off west of the loading dock. The white spruce should shield the dumpster. Karen asked if the compactor is attached to the dumpster. Jim is concerned about the noise from the compactor.

Karen told Mr. Garrett that everything that was discussed tonight has to be put on the revised Site Plan. The Variances also need to be added to the Plan.

Jim added that the handi-cap parking is on one side of the building, he said it should be split. Also include the ADA compliant symbol.

Russ Mitchell said he is happy to see the hours of operation are 5:30am closing at 2:00pm is great because you will miss the high traffic times.

Ron DeTota said he will have comments; he had just received the 8/4/15 revised drawings. He also told Mr. Garrett to contact Greg Root Water Superintendent. There is a water pipe at the ingress/egress, coordinate with Mr. Root because the water department inspects hydrants twice a year. If you go with private water it will be solely your responsibility

Karen asked for a motion to adjourn this case.

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this Hearing to September 9, 2015.

Motion Passed 7-0

****7:35 P.M. Case #2015-33 – *Bank of America* – Site Plan (3) – 3782 NYS Route 31 (seeking variances at August 10, 2015 meeting)**

Matthew Welch of Stonefeild Engineering explained there were 2 Variances approved at the 8/10/15 Zoning Board Meeting.

There will be 6 light posts, security lighting, 10ft pole on a 36” base. Special use permits from DOT for site driveways, access right in right out so vehicles can move around.

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Karen said the applicant has to apply separately for sign permits, through the Department of Planning and Development.

Brian Hall commented about the right in right out angle, the design was approved by the DOT. It is very narrow.

Russ Mitchell commented on the fencing, NYS there is a certain radius, the black fence allows lighting to end at the fence.

Hal Henty asked where the snow would go. There is a bypass lane the snow could be piled there.

Karen asked about the NYS lighting requirements, Mr. Welch said the brightest is around the ATM, The Bank has their own requirements. She said the Planning Board hasn't seen any County comments yet, According to the EAF mapping there may be a problem. Mr. Welch said they have received letters saying there is no problem.

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

A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn this case to the September 9, 2015 meeting.

Motion Passed 7-0

Old Business: Adjourned Hearings:

****Case #2015-022 – *Associated Group Services, Inc.* (3) – Site Plan– 3652, 3694, 3702, 3706, 3712 & 3720 State Route 31. (Adjourned from 2 previous meetings)**

A motion was made by Russ Mitchell seconded Jim Palumbo to sdjourn this case to September 9, 2015 meeting.

Motion Passed 7-0

****Case #2015-030– *Ryan G. Churchill (Sonic)* (3) – Site Plan – 3808 Route 11, and 5431 South Bay Rd. (Adjourned from 1 previous meeting)**

Ryan Churchill explained the plan. Shortened the drive-thru stacking, slid closer to Route 11. There are 50 parking spaces where 49 are required. The bail out curbing has been taken out and although there is no bypass a vehicle could get out in an emergency. The dumpster enclosure is on the plan; it is its own structure and matches the building. The lighting plan was adjusted so they are all 1 foot candles or less. The DOT wants right in right out only. They beefed up the island to deter turning left out of the site onto Route

11. The exterior will be sided in neechi board; the color will be earth tones, the block around the dumpster will match the bottom color of the building.

Karen asked if they had received the county comments on the traffic study. Mr. Churchill said the DOT is still working on them. According to the State DOT e-mail Karen said it sounds like they want to work on a specific design.

Karen asked if the curbing along the drive thru lane was on someone else's property, Mr. Churchill said it is. Karen explained that they should leave the curbing in since they don't own that piece of property. Karen said they will look at stop signs and order boards, all signs go through a separate permit. Scott Chatfield explained the sign permitting process.

Karen asked for an overview of the of the signage, there will be 2 drive thru menu boards, 1 stop sign on to Route 11 and 1 on South Bay Road, No left turn on to Route 11, ADA compliant signs, no parking striped area for van accessibility. There was a lengthy discussion on where an internal stop sign should be placed.

Jim Palumbo pointed out that there will be carhops in the road and is concerned about the servers being hit by cars. They will include a sign stating "Car Hop Crossing" as well as a 5 foot painted cross walk.

Karen asked if there were any questions, hearing none she instructed the applicant to include in the plan, all traffic sign locations, dumpster color, and put the curbing back on the plan.

The Board would also need the letter from State DOT approving the right in right out on to Route 11.

A motion was made by Hal Henty seconded by Brian Hall to adjourn this case to the September 9, 2015 meeting.

Motion Passed 7-0

Old Business: Hearings Closed

****Case #2015-024 – *American Granby* (3) – Site Plan – 7652 Morgan Road. (Adjourned from 1 previous meeting)**

Neal Zinsmeyer of Napierala Consulting PC. Was present for the applicant. Mr. Zinsmeyer stated there are no major changes; there were slight changes to the drainage.

Karen said the Board was waiting for gap study and traffic study and County comments. The planning department needs to make note that there will be no permits issued until the letter is reviewed.

Jim Palumbo asked if the number of plantings in the basin area were correct. Mr.

Zinsmeyer said the numbers of plantings are per basin.

Ron DeTota is comfortable with the drainage.

A motion was made by Russ Mitchell seconded by Al Kovac to adopt a resolution using standard form # 10 SEQR determination for P B Case #2015-024 – *American Granby*– Site Plan – 7652 Morgan Road. That the proposed 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 the resolution shall constitute a negative declaration.

- 1) No potential impacts to Land, Water or Air
- 2) Maintains neighborhood character

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 20 Site Plan Approval PB Case #2015-024 – *American Granby*–7652 Morgan Road, based on a map by Napierala Consulting PC. Dated and numbered 6-3-15 revised 8-4-15 #C-1 through C-9; land surveying of 1-6-06 revised 6-2-15; exterior elevation sheet of 6-3-15 being # A 201; Building plan of 6-3-15 being # A 101. Over all Site Plan # SP-1 dated 6-3-2015 revised 8-4-2015.

The approval is subject to all legal and engineering. Subject to the following condition. Letter from the County concerning traffic study approval.

Motion Passed 7-0

****Case #2015-025 – *Bast Hatfield Construction (Runnings Garden Center Expansion)***
(3) – Amended Site Plan – 3949 State Route 31. (Adjourned from 3 previous meetings)

A representative of Bergman Associates was present for the applicant. Expansion of the garden center enclosed by an 8 foot fence. The fire department checked the gravel access behind the building. There is one strip of parking by the storage area. Brian Hall asked if there were any markings to designate trailer storage, so it doesn't encroach on the driving lane. They will put up concrete holders to make a wooden fence barrier.

Karen asked about the propane sales, the propane set-up has to adhere to both Town and State Code. Mr. Territo thought the propane would have to be 8 feet from the building and have bollards.

Jim Palumbo brought up the equipment covering the walkway all along the front of the building. There is no place for people to walk except for along the parking lot. Karen suggested they move the merchandise up close to the building that would be better. Russ Mitchell said he visited the store and the equipment is covering the whole side walk. He suggested as you get to the front of the building the tractors could be moved closer to the building. That would make more room for people to use the walkway rather than the parking lot. A lengthy discussion ensued as to whether the applicant could have the walkway covered or not.

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Scott Chatfield said it needs to be made clear that outdoor sales and storage is not permissible without Planning Board approval.

Karen asked Mr. Territo to tell the Planning Board how to delineate the outdoor sales.

Karen said they will have to add 14 additional spots hash taged on the plan, revise the plan as of today's date, 7 foot max for the fencing, paint the parking area BLUE that is to be used for the garden center expansion display area. And add the propane with concrete barriers.

A motion was made by Russ Mitchell seconded by Al Kovac to adopt a resolution using standard form # 10 SEQR determination for P B Case #2015- 025 – ***Bast Hatfield Construction (Runnings Garden Center Expansion)***– Amended Site Plan – 3949 State Route 31. That the proposed 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 the resolution shall constitute a negative declaration.

1) No impacts that have not been considered in past site plan approval.

Motion Passed 7-0

A motion was made by Russ Mitchell seconded by Brian Hall to adopt a resolution using standard form # 20 Site Plan Approval PB Case #2015- 025 –***Bast Hatfield Construction (Runnings Garden Center Expansion)***– Amended Site Plan – 3949 State Route 31. Based on a map by Bergman Associates dated and numbered 8-6-15 revised 8-12-15 #C 100, C 101, and C 500

The approval is subject to all legal and engineering.

Subject to the following condition:

1) This Board is not authorizing “outside equipment storage under the canopy and or sidewalks” which is in accordance with the Town of Clay Zoning Ordinance.

Motion Passed 7-0

New Business:

SIGNS

Charles Signs – *Qing Nail Spa (Seneca Mall)* – 8015 Oswego Road.

Zoned RC-1, Permit #46,646

1 – Wall sign – Applicant is proposing a 26.6 square foot wall sign, when 29.5 square feet is allowed. The proposed sign will meet the code.

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1 – Freestanding sign- panel change.

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

Motion Passed 7-0

ADJOURN MEETING

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn the meeting at 11:30 P.M.

Motion Passed 7-0

Respectfully Submitted

A handwritten signature in cursive script that reads "Gloria J. Wetmore". The signature is written in black ink and is positioned above the printed name.

Gloria Wetmore