

Regular Meeting
Planning Board
August 10, 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 10th day of August 2016. 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
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C&S Engineers
	Gloria Wetmore	Planning Board Secretary

Public Hearings:

New Business:

****7:30 P.M. Case #2016-029 – *Stewart's Shops Corp.* – Special Permit/Electronic Message Sign - 7576 Buckley Road**

James Trasher of Clough Harbor Associates and Chuck Marshall of Stewart's Shops Corp. were present. The electronic message/monument sign will be located on the corner of Bear and Buckley roads, the size meets the code.

Karen commended the applicant for listening to the boards suggestions, the monument type sign is very nice.

Two Residents of Meadow Wood Drive asked how tall the sign would be. They said the other signs on the corners shine in their windows all night long. They also asked about the brightness and the hour of operation as well as hours that the sign would be lit. Mr. Trasher said the sign will be lit 24/7 but the hours of operation will 5 am to 11 pm. The sign was going to be 15 ft tall as a lit monument sign, the height was cut to 8 ft as the message board sign. The sign will be shorter than the roof line of the building.

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

Regular Meeting
Planning Board
August 10, 2016

A motion was made by Brian Hall seconded by Russ Mitchell to approve Case #2016-029 – *Stewart's Shops Corp.* – Special Permit/Electronic Message Sign located at 7576 Buckley Road.

Motion Carried 7-0

Old Business:

**Case #2016-003 – J. Alberici & Sons Inc., *Woodside Estates Apartments* (3). – Site Plan– Oswego Road adjacent to Shoveler Lane (Adjourned from 7 previous meetings).

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the September 14, 2016 meeting.

Motion Carried 7-0

A resident presented a petition to the Board; Karen said the petition would be added to the file.

**Case #2016-009 – Nichols LD, LLC (*Liverpool Sports Complex*), (3) - Site Plan – 7286 Oswego Rd. (Adjourned from 2 previous meetings).

A motion was made by Hal Henty seconded by Brian Hall to adjourn this case to the October 10, 2016 meeting.

Motion Carried 7-0

** Case #2016-026 – *Wegmans Taft Road Café Patio Expansion* (3)- Amended Site Plan – 4979 West Taft Road (Adjourned from 2 previous meetings)

Caitlyn Piatkowski was present for Wegmans. She began by explaining the plan. They will take out the island and fill in with concrete, the existing bollards will be removed, and they will add two gates, one on either side of the fenced area. This will allow enough space for four more tables. Karen asked Mark Territo if he was comfortable with the Site Plan, Mark said they have to add the parking. There are no bollards in front of the fence.

Jim Palumbo asked if the gate at the top of the ramp could be moved so it doesn't block the ramp when the gate swings open. Will the planning department ask for positioning of the bollards on the building permit.

Ron asked if they were keeping the curbing, Ciatlyn said they were only doing away with the landscape strip. It will not impede the door or gates.

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

Regular Meeting
Planning Board
August 10, 2016

A motion was made by Al Kovac seconded by Michelle Borton to adjourn the public hearing to September 14, 2016.

Motion Carried 7-0

****Case #2016-027 – Avicollis's Restaurant (3) – Amended Site Plan – 7839 Oswego Road (Adjourned from 1 previous meeting)**

Jim Owen was present for the applicant. Mr. Owen explained they added parking, did a site analysis. They will move the freezers to the west side of the building in a 2x6 clapboard building; it will match the existing siding. There will be 2 lights and 1 led light above the door.

Karen asked if the roofline will follow the same roofline as the existing cooler roof. Mr. Owen said it would.

Karen asked about the 1 story frame house to the north of the property, what is his plan for this house, does anyone live there? Mr. Owen said there was a revised Site Plan dated 7-30-2016. The applicant added the house to the Avicollis site. He does not think anyone lives there now, and is not sure how long it has been since it was used as residential.

Jim Palumbo asked about the painted lines near the addition, they don't look large enough. Can this area be restriped? Mr. Owen said they will restripe it. He said on #2 elevation drawing the curb is 18 inches and will act as a guardrail.

Ron said looking at the scale it isn't right it will have to be corrected. The required spaces are 137; there are only 75 spaces currently. Mark said the applicant had gotten a variance for setbacks and perimeter landscape buffer but not the parking.

Karen said all variances need to be added to the plan. She suggested that Mr. Owen E-mail the Commissioner of Planning for all the dates to be added to the plan.

Karen said the last Site Plan was dated 3/7/2003, and it is totally inadequate, the parking was never taken into consideration. The applicant may need to go to the ZBA for a variance to add parking. They may have to go to the ZBA for future parking in reserve.

Scott Chatfield said the plan needs to start from page 1 as if it is a blank piece of property.

Karen added they need to get the parking squared away and add variances from 2012 or 2013 with dates to the new plan. Karen explained the applicant came before this board a few years ago and withdrew, she wants the applicant to know if this plan and all the changes to the site are not brought up to code this time around he may have trouble in the future.

A motion was made by Russ Mitchell seconded by Al Kovac to adjourn this case to the September 28, 2016 meeting.

Regular Meeting
Planning Board
August 10, 2016

Motion Carried 7-0

Closed Hearings :

Case #2016-024 – *Kevin Hagan* (3) – Special Permit – 4515 Wetzel Road (adjourned from 1 previous meeting)

Case #2016-023 – *Kevin Hagan* (3) - Site Plan – 4515 Wetzel Road (adjourned from 1 previous meeting)

Karen Guinup opened both cases together. Kevin Hagen presented the plan; the applicant took out the parking in front of the building, the 2 lots were adjoined. The leach field and storage bins were located on the plan.

Karen said the label on the plan says I-1- neighborhood. That needs to be changed to I-1 Industrial District. Karen said the applicant must add a note “this is not a buildable site until the septic is approved”.

Karen asked Russ if he had gone over the County comments last time Mr. Hagan was before the Board, and he said yes they had.

Jim Palumbo thanked Mr. Hagan for listening and making all the corrections.

Karen asked for a motion.

A motion was made by Michelle Borton seconded by Jim Palumbo to adopt a resolution using standard form #10 SEQR determination for Planning Board Case # 2016-023 Site Plan and #2016-024 *Kevin Hagan* Special Permit – 4515 Wetzel 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.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Russ Mitchell to adopt a resolution using standard form # 70, Case #2016-024 – *Kevin Hagan*– Special Permit – 4515 Wetzel Road, Map made by Richard Krenzer dated 8/10/16 and numbered S-1, S-2, S-3. Subject to all legal and engineering.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Jim Palumbo to adopt a resolution using standard form # 20 for Case #2016-023 – *Kevin Hagan* - Site Plan – 4515 Wetzel Road, Map made by Richard Krenzer dated 8/10/16 and numbered S-1, S-2, S-3. Subject to all legal and engineering.


Regular Meeting
Planning Board
August 10, 2016

Motion Carried 7-0

A motion was made by Brian Hall seconded by Michelle Borton to adjourn the meeting at 9:45 PM.

Motion Carried 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