

APPROVED

The Organizational and 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 13th of January 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
	James Palumbo	Member
	Michelle Borton	Member
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C & S Engineers

ABSENT:	Brian Hall	Member
----------------	------------	--------

Organizational Items for 2016

A motion was made by Hal Henty seconded by Russ Mitchell to appoint C&S Engineers as the Planning Board Engineer for the year 2016.

Motion Carried 6-0

A motion was made by Al Kovac seconded by Jim Palumbo to appoint Scott Chatfield as the Planning Board Attorney for the year 2016.

Motion Carried 6-0

A motion was made by Hal Henty seconded by Michelle Borton to appoint Gloria Wetmore as the Planning Board Secretary for the year 2016.

Motion Carried 6-0

Organizational and Regular
Planning Board Meeting
January 13, 2016

A motion was made by Karen Guinup seconded by Al Kovac to approve the Planning Board Meeting Calendar for the year 2016 as follows; the second and fourth Wednesdays of the month at 7:30 PM with only 1 meeting in June, August, and November.

Motion Carried 6-0

A motion was made by Karen Guinup seconded by Hal Henty to appoint Russ Mitchell as the Deputy Chairperson to the Planning Board for the year 2016.

Motion Carried 6-0

Regular Meeting

A motion was made by Russ Mitchell seconded by Michelle Borton to approve the minutes of the previous meeting.

Motion Carried 6-0

Public Hearings:

New Business:

**7:30 P.M. Case #2015-053- *Associated Group Services (Davidson Ford)* (3) – 3712
NYS Route 31 – Amended Site Plan

Karen Guinup opened the Public Hearing. James Trasher of CHA was present for the applicant. Mr. Trasher explained they had gone to the Zoning Board of Appeals and received approval for the rear ring road and the cross access agreement; for access to the adjacent property .

Karen said the ZBA case # as well as the approval date needs to be added to the Plan. She asked what type of striping would be on the ring road. Mr. Trasher explained there will be center line striping and hatch stripe for the turn lane. There is no island just painted hatch. Stop signs at the cross easement, and at every intersection.

Karen asked if anyone on the board had any questions or comments. Russ Mitchell said he likes the way the road is configured, he recommended right and left turn arrows before the signal.

Scott Chatfield looked over the document; the easement location is conditioned on approval before building. East boundary of the ring road will be determined by the Planning Board.

Organizational and Regular
Planning Board Meeting
January 13, 2016

Karen asked if anyone else had any comments or questions hearing none she closed the Public Hearing.

This is a type II action and does not require a SEQR.

A motion was made by Russ Mitchell seconded by Allen Kovac to grant amended site plan approval for PB Case # 2015-053 **Associated Group Services (Davidson Ford)** located at 3712 NYS Route 31.

Using standard form# 20 based on a map by Clough Harbor Associates dated 9/25/2015 Revised 12/17/2015, numbered T-01, C-00 thru C-06, C-07.0 & C07.2, C-09 thru C-13. Landscape maps dated 9/25/2015 revised 10/28/2015 and numbered C-08.0 thru C-08.4. The approval is subject to the following, there will be no Certificate of Occupancy issued until the agreement for the cross access easement to the east is submitted and approved by the Town of Clay. There are 2 landscape plan pages missing, they will need to be included in the approved plan.
Approval is subject to all legal and engineering.

Motion Carried 6-0

****7:35 P.M. Case #2015-054- *Hospitality Syracuse, Inc. (Taco Bell)* (3) – 8075/8095
Oswego Rd.– Amended Site Plan**

Karen Guinup Opened the Public Hearing. Robert Osterhoudt of Bohler Engineering explained the plan, this is a reinvestment project. Bring the building up to current standards. Widen the radii, change the dumpster location. Widen the drive-thru lane to 14' and move the dumpster from the back of the building to the back of the parking lot. A walk in cooler will be added, minor improvements to the interior. Update the décor. Add pillars to the facade, add a 48" door for deliveries and improve the ADA parking and ramps. The applicant plans on decreasing the number of signs from 6 to 5. They are going to the ZBA for signs.

Karen said the dumpster enclosure should match the building. She asked if the lighting would be wall mounted, Mr. Osterhoudt said yes. Will the update change the height of the building, and it will not.

Jim Palumbo said the elevations are in black and white, he asked if the color scheme would be the same as it is now. Mr. Osterhoudt presented the Board members with color renderings with the paint colors listed. The new colors will be earth tones. He added that one of the big changes will be a metal roof replacing the clay tile roof.

Karen said that no signage will be approved as part of this site plan, and explained the sign permitting process.
Karen closed the public hearing.

Organizational and Regular
Planning Board Meeting
January 13, 2016

A motion was made by Russ Mitchell seconded by Michelle Borton for a SEQR using standard form # 10 in the matter of #2015-054- *Hospitality Syracuse, Inc. (Taco Bell)* located at 8075/8095 Oswego Rd. – Amended Site Plan, 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 this resolution shall constitute a negative declaration for the following reasons.
All potential impacts have been considered previously.

Motion Carried 6-0

A motion was made by Russ Mitchell seconded by Jim Palumbo to grant Amended Site Plan approval using standard form # 20 Case #2015-054- *Hospitality Syracuse, Inc. (Taco Bell)* located at 8075/8095 Oswego Rd. Based on a map made by Bohler Engineering Dated 12/21/2015 and numbered 1 thru 6 of 6. And boundary and topographic survey, by Ausfeld & Waldruff Land Surveyors, LLC Dated 8/25/2015 consisting of 1 page.
No signs are being considered as part of this approval.
Approval is subject to all legal and engineering.

Motion Carried 6-0

Signs

Signarama – Northern Onondaga Volunteer Ambulance, Inc. – 4425 Buckley Road

Zoned R-APT, Permit #46,992

1 – Wall sign – 11.5 feet by 4 feet a total of 46 square feet with internal LED lighting.
An Area Variance for the proposed size of the sign was approved by the Zoning Board of Appeals at their December 14, 2015 meeting.

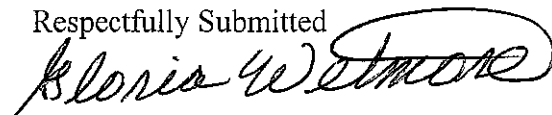
A motion was made by Al Kovac seconded by Hal Henty to approve the sign as presented.

Motion Carried 6-0

A motion was made by Russ Mitchell seconded by Michelle Borton to adjourn the meeting at 8:30 P.M.

Motion Carried 6-0

Respectfully Submitted


Gloria Wetmore