

Regular Meeting
Planning Board
July 27, 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 27th day of July 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

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

Motion Carried 6-0 Karen Guinup abstained, she was absent for that meeting.

New Business:

***7:30 P.M. Case #2016-021 – Syracuse Brick House, Inc. d/b/a Syracuse Behavioral Healthcare, (5) – zone change referral - 4567 Crossroads Park**

Chair Guinup announced that the applicant has withdrawn this application.

***7:35 P.M. Case #2016-022 – ABC Estates, LLC (5) – zone change referral – 7374 and 7368 Henry Clay Boulevard**

Karen Guinup opened the public hearing, Brian Bouchard of CHA spoke. This site is zoned RA-100 the applicant is asking for a zone change to R-Apt. Brian showed a drawing of the layout, he said if the zone change goes through he would file a proper site plan.

Karen said the County had no position on the zone change. She asked if there were any comments or questions, hearing none she closed the public hearing.

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A motion was made by Russ Mitchell seconded by Al Kovac to make a favorable recommendation to the Town Board.

Motion Carried 7-0

****7:40 PM. Case #2016-027 – *Avicolti's Restaurant (3) - Amended Site Plan – 7839 Oswego Road***

Karen Guinup opened the hearing, Jim Owen presented the plan. The applicant will build a 9 X 37 foot addition on the back of the building. Move the freezers out of the kitchen area to the addition this will allow more space for prep.

Karen said County Planning had no position on this amended site plan. This is not a Site Plan; the last Site Plan on file was dated 1992.

Jim Palumbo would like to see the current building and the updated drawings. He would also like to see any doors that will be closed off.

Al Kovac asked where the fire hydrants were located; Ron DeTota said there is one, three blocks away across the road.

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

A motion was made by Hal Henty, seconded by Russ Mitchell to adjourn this hearing to the August 10, 2016 meeting.

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 6 previous meetings).**

Karen Guinup opened the public hearing; Brian Bouchard of CHA presented the plan. The site is located just south of Canvasback and Co. Route 57. There will be a private drive with an office. Public utilities, sewer, drainage and water. There will be 4 and 6 unit buildings. Mr. Bouchard spoke to Ron DeTota about the retention pond and flood management.

Karen said there was some discussion about the parking being an issue. People tend to use their garage for storage and not for parking their vehicles. You need to look into guest parking. She asked about the lighting plan, will there be light poles. Brian said there will not be any light poles only wall mounted lights.

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Russ Mitchell asked where the mail boxes would be, Brian said the mail will be located at the office. The trash and snow removal will be handled by the Aberici's.

Jim Palumbo said on the plan there are pervious sidewalk detail, but now it looks like concrete slabs. Brian Bouchard said that was a misprint.

Russ Mitchell said he would like to commend Alberici on the look of the buildings; they do not look like apartments.

Ron DeTota said he is still waiting on the drainage.

Karen said this is a public hearing and asked if anyone had any comments or questions. Richard Dolan of 8364 Redwing Drive, he lives behind the proposed apartments, and is concerned about the drainage. He said in the past the willow stream creek used to flood until they raised the grade. He also said this is a wooded area and supports a lot of wildlife.

Mr. Dolan said he wants to see the engineers' suggestions on drainage.

Karen Guinup explained that it is the Towns obligation to not have a negative effect on drainage.

Penelope Dolan said there are only entrances and exits into and out of this development, what would happen in a catastrophe. Karen said this development has been planned for years; the traffic has been taken into consideration.

Shari Drace of 8372 Redwing Drive read a letter. See attached.

Karen asked if there were any additional comments, hearing none she asked Mr. Bouchard if he would be able to get everything to the engineers before the next meeting. Mr. Bouchard said he could.

Karen asked for a motion to adjourn.

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this case to the August 10, 2016 meeting.

Motion Carried 7-0

**** Case #2016-008 – Fox Dealership (3) - Site Plan - 3687 NYS Route 31 (Adjourned from 4 previous meetings)**

Karen Guniup opened the case, Joe Durand Presented the new Site Plan.

They are working on the State DOT permit. Mr. Durand met with Ron DeTota.

Karen said the Town Attorney e-mailed the Board on 4-21-16 stating there is a hold on any Planning Board actions until the Applicant produces the final agreement between the Town and Mr. Marco.

Ron DeTota spoke to Maggie Crawford from the DEC; she has not reviewed the 2 page joint application. Still waiting for the water quality certification.

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Scott Chatfield explained that submitting a long form is step one in the type 1 or unlisted action. Assuming this is an unlisted action, a coordinated review is the suggested way to go. Long form EAF takes 30 days to establish the lead agency, if the Planning Board wishes to be the lead agency; the Planning Commissioner can send notices to all agencies involved.

The board agreed, Karen asked for a motion.

A motion was made by Russ Mitchell seconded by Brian Hall to appoint the Planning Board as lead agency.

Motion Carried 7-0

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

Motion Carried 7-0

****Case #2016-013 – America Stores – It (3) - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 1 previous meeting)**

Karen opened the hearing. Joe Mastriani was present for the applicant. Mr. Mastriani said the wetlands have not been taken care of yet. Karen said it is difficult to do a site plan review until the wetlands are taken care of. Mr. Mastrani said they have been in touch with Ducks Unlimited to discuss the wetlands. Mr. Mastriani said he would like a conditional approval. He said Fox did it.

Ron DeTota said when Fox posted the fees; they had to post monies on top of the basic fees. There is a pretty good amount of uncertainty when doing this. Scott said that he agrees that the Planning Board could be the Lead Agency. Given the documents we have and the fact that we have no opinion from others involved, things can change.

Russ said at no point in time has the Planning Board had a conditional Site Plan. He will never approve a conditional Site Plan.

Al Kovac agrees with Russ Mitchell.

Karen said no Site Plan will be approved until we have unlisted action.

Karen asked for a motion.

A motion was made by Brian Hall seconded by Michelle Borton to make the Planning Board the lead agency.

Motion Carried 7-0

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A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this hearing to the September 14, 2016 meeting.

Motion Carried 7-0

*** Case #2016-015 - *Georgian Court Enterprises, LLC (5) – Zone change referral – adjacent to Belmont Drive (Adjourned from 3 previous meetings)***

Karen Guinup opened the hearing. Hal Romans of Ianuzzi and Romans presented the plan. The wetlands were delineated in March of this year. There is a thirty five foot ingress egress owned by Belmont Village maintenance, the applicant does not plan on using this ingress or egress but now the Town has official documentation.

If the covenant is lifted that says only 72 units, and allows 24 more units all the green area behind Belmont Village will remain green. There would be no building on that property. If this goes through it will be a win, win situation.

Karen said she is very pleased with the way this is turning out.

Jim agrees he likes the way this is laying out. He asked how certain the Belmont residents will be that the parcel will never be built on.

Karen explained that once the density has been met the property could not be sold or built on.

Karen asked if there were any comments or questions.

Susan Nichols of 4281 Belmont would like clarification on how this will all be done.

Karen explained if the Town Board grants the Zone Change they will go by the Site Plan. The Town Board will not just give a blanket Zone Change, they will only allow it if it is done as per the plan.

John Miller of Belmont said that the residents are in favor of the Zone Change, and thanked the Planning Board.

David and Susan Eusepi of 4311 Belmont asked if the Town Board doesn't go with the recommendation of the Planning Board are we back to square 1?

Susan said the residents were frightened and thanked the Planning Board.

Karen urged the residents to attend the Town Board meetings.

Jeremy Thomas of Georgian Court asked if they will get rid of the ingress and egress and put in a new covenant. Russ Mitchell explained the covenant will be modified to include 24 more units.

Karen closed the Public Hearing, and asked for a motion.

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A motion was made by Brian Hall seconded by Russ Mitchell to recommend a Zone Change using standard form # 50 for **Case #2016-015 - *Georgian Court Enterprises, LLC adjacent to Belmont Drive***, based on the following.

1. Modify the restrictive covenant to add 24 units.
2. Site Plan being developed per plan B map from Ianuzzi and Romans dated 4/7/16 revised 7/27/16.
3. Bond the consolidation of Georgian Court LLC and Vona Properties.

Motion Carried 7-0

****Case #2016-017 - North Syracuse Lodging Group LLC/*Towne Place Suites Hotel* (3) – Site Plan - Pepperidge Way (Adjourned from 3 previous meetings)**

Karen Guinup opened the hearing; James Trasher of Clough Harbor Associates presented the plan. Lilac trees were changed out for ornamental pear. The applicant would like to decrease the parking spaces from 164 as code requires to 120. Hal Henty said the code is 164 spaces and that's good.

Karen said this is the Town of Clay and 164 is code and 164 it will be.

Jim Palumbo, Al Kovac and Michelle are all against banking spaces.

Russ Mitchell said Mr. Trasher had a similar case with parking spaces not too long ago.

Karen asked Brian hall if all the variances were added to the new plan, and they were.

Karen closed the Public Hearing.

A motion was made by Russ Mitchell seconded by Al Kovac to adopt a resolution using standard form #10 SEQR determination for Planning Board Case # 2016-017 - North Syracuse Lodging Group LLC/*Towne Place Suites Hotel* Site Plan - Pepperidge Way 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. For the following reason.

1. Potential impacts have been considered.
2. Adds to the growth & community character.

Motion Carried 7-0

A motion was made by Russ Mitchell seconded by Al Kovac to adopt a resolution using standard form # 20 Site Plan review and approval for Case # 2016-017 - North Syracuse Lodging Group LLC/*Towne Place Suites Hotel* Site Plan - Pepperidge Way, based on a map by CHA dated 4/25/16, revised 7/22/16 and numbered C-001, C-002, C-003, C-101, C-102, C-201, C-301, C-401, C-501, C-601, C-602, C-603, C-604 & C-605.

McGraw Edison light description packet of 12 sheets. Mussachio Architects elevation drawings dated 4/19/16 showing N-S-E-W elevations on 2 sheets.

This approval is conditioned upon the applicant complying with all legal and engineering.

Motion Carried 7-0

****Case #2016-018 – *Ennis Development's, Inc.*, (3) – Site Plan Henry Clay Boulevard (behind Nice N' Easy) (Adjourned from 1 previous meeting)**

Joe Durand presented the plan, added evergreens along the south, added dumpster enclosure the applicant would like to use vinyl. Karen said we have gotten away from using vinyl for the dumpster enclosures because they don't hold up very well, and prefer the enclosure match the building.

They received a report from Gordon Stansbury about the driveway; this is not a high traffic generator.

They were going to use the cross easement from the Nice & Easy but the new owners want to charge the applicant for upkeep and snow removal. Karen said the letter from Gordon Stansbury says no offsite measure; we usually get a response from the County on the traffic study.

Sign from County DOT 45 ft from the edge of the pavement. But it has to be 25 ft off the road.

Brian said the photo metric looks very nice color coded. Ron DeTota said the lighting and landscape plans are very nice.

Karen asked if anyone had any questions. John Heck, of Henry Clay Blvd. Said there is a hedge row berm between his house and the site; he wondered if the hedge could be extended so the lit sign will be shielded from shining in his windows. Mr. Heck also said that there are a lot of accidents on this stretch of road, at least 1 a week.

Joe Durand said there is 100 foot buffer between the building and the neighbors.

Karen said the sign will have to go through a separate sign permit.

Russ Mitchell thanked the applicant and Mr. Durand for getting the plans to the board members by Saturday, and he said the plans are beautiful.

Karen closed the public hearing.

A motion was made by Russ Mitchell seconded by Jim Palumbo, to adopt a resolution using standard form #10 SEQR determination for Planning Board Case # 2016-018 ***Ennis Development's, Inc.*, (3) – Site Plan Henry Clay Boulevard (behind Nice N' Easy)** for 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.

1. Any potential impacts have been considered.

Motion Carried 7-0

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A motion was made by seconded by Russ Mitchell seconded by Hal Henty to adopt a resolution using standard form # 20 Site Plan review and approval for Case # 2016-018 Ennis Development's, Inc., Site Plan Henry Clay Boulevard (behind Nice N' Easy) based on a map by TDK dated and numbered 7/18/16 SP-1, 7/22/16 ES-1, ES-3, ES-3, GD-1, GD-2, GD-3, UP-1, UP-2, LS-1, LS-2, LS-3, PL-1 and PL-2. 4/18/16 Brick dumpster enclosure. This approval is conditioned upon the applicant complying with all legal and engineering.

1. No sign approval.

Motion Carried 7-0

Old Business

**** Case #2016-026 – Wegmans Taft Road Café Patio Expansion (3)- Site Plan – 4979 West Taft Road (Adjourned from 1 previous meeting)**

Karen opened the case, Caitlyn Piatkowski represented Wegmans. Caitlyn explained they will take out the landscape island and replace it with concrete. They will add a ramp that is ADA compliant.

Karen asked how tall the fence will be. The fence will be 4 foot aluminum; Karen is concerned that there are no bollards in front of the fence.

This would be an amended site plan. This is not a site plan that shows what is currently on site or the proposed. The drawings need to be brought up to date.

Jim Palumbo said they need to add the gate, show where the furniture will be placed, and where the ramp will go.

Michelle asked about a crosswalk. The parking lot is busy there should be a crosswalk.

Russ said there are already tables and chairs out there even with an extension you will only be able to fit 2 or 3 more tables, why. Caitlyn said because Wegmans wants it.

Al Kovac said he agrees there should be a crosswalk.

Karen asked if there were any questions, hearing none she asked for a motion to adjourn.

A motion was made by Brian Hall seconded by Al Kovac to adjourn this case to the August 10, 2016 meeting.

Motion Carried 7-0

New Business:

Signs

Design Shop Signs & Graphics Inc. – SEKO – 4616 Crossroads Park Dr.

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Zoned I-1, Permit #47,480

2 – Wall signs – An 80 square foot sign and a 15 square foot sign when 160 square feet each is allowed. The proposed signs will meet the code.

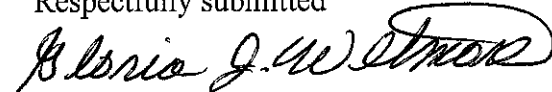
A motion was made by Al Kovac seconded by Michelle Borton to approve the sign as presented.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn the meeting at 11:45 P.M.

Motion Carried 7-0

Respectfully submitted


Gloria Wetmore