

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 9th day of November 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
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary
ABSENT:	Brian Hall	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C&S Engineers

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

Motion Carried 6-0

Public Hearings:

New Business:

**7:30 P.M. Case #2016-047 – Robert Stamm, *Smokey Bones* (3) – Amended Site Plan – 4036 NYS Route 31.

Karen Guinup opened the hearing. Dolores Fullerton of Smokey Bones presented the plan. They are proposing to add 2 outdoor fire pits, one will be located next to the front entrance, and the other will be on the side of the building facing Soule Road.

Karen asked if the fire pits would be opened and if so how will you keep people from getting burned. Ms. Fullerton said they are totally enclosed. She explained that the fire pits are surrounded by a 42” railing. Karen asked how far away from the side walk they would be. The one in the front of the building will be 4.5 feet and the one on the side is 2.5 feet. There was a discussion on how hot the fire pits get and the height of the cement slab the fire pit would be built on. Ms. Fullerton needed to get these answers from the office.

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Jim Palumbo added that there are very nice glass enclosures so you can see the fire, without getting burned. He also suggested using a design professional.

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the December 14, 2016 meeting.

Motion Carried 6-0

*All of the Planning Board Members and the Planning Board Attorney moved to the Town Board meeting at 7:50P.M. to hear the 2 cases coming before the Planning Board tonight. **McDonald's USA, LLC**-for a Special Permit and **Daniel Burrows** for a Zone Change.*

The Planning Board meeting reconvened at 9:00 P.M.

Mark Territo Commissioner of Planning and Development and Ron DeTota Town Engineer joined the meeting.

***7:35 P.M. Case #2016-042 – McDonald's USA, LLC (5) – Special Permit Referral – 4979 W. Taft Road**

Karen opened the public hearing. Steve Wilson of Bohler Engineering presented the plan. There will be 4 entrances and exits within the site. Karen said the throat coming into the site is very narrow. The parking is also a concern. There was a lengthy discussion on the parking lot and the drive aisles throughout the Wegmans parking lot. He said they will take a closer look at the internal traffic.

Russ Mitchell said it is very difficult for traffic exiting onto Taft Road; there isn't good movement within the site.

Karen asked if they had considered putting the building on the other side of the parking lot. Mr. Wilson said they didn't have a choice of location within the site.

Jim asked if the building could be moved to the other side of the parking lot, could they include two different areas in the parking lot for a comparison of the traffic study.

Michelle said looking at the whole site will there be enough parking. Karen explained that the Planning Department will look at the whole site.

Karen asked if there were any comments or questions. Colleen Dillenbeck of Astillbe Path asked why they don't put the McDonalds in the old Chase Pitkin store. Karen explained why it couldn't go in the building.

Karen said the applicant will need to get the traffic study, and SWPPP. Before they come back.

For more comments and discussion please refer to the November 9, 2016 Town Board Minutes.

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A motion was made by Hal Henty seconded by Russ Mitchell to adjourn this hearing to the December 14, 2016 meeting.

Motion Carried 6-0

*7:40 P.M. Case #2016-043 –*Daniel Burrows* (5) – Zone Change Referral – 7468 Oswego Road

Karen opened the hearing. Tim Frateschi explained the plan. This is a 1700 sq. ft antique store, the applicant would like to open a café inside the existing building. The café will be 200- 400 sq.ft. however this would be an accessory use. That is not permitted in a non conforming use. This is zoned O-2 office; the applicant could take down the existing building and build a 60,000 sq. ft. building. The NC-1 neighborhood commercial will have less impact. There were two residents against this, Mr. Burrows spoke to the surrounding neighbors and they seemed to be in favor.

Karen said if this zone change goes through the building may need some updating, to get it up to code.

Mark Territo suggested that the applicant speak to the code officer to see what they would need to do to get up to code.

Hal said the plan is vague, what will be involved, will there be cooking?

Karen added that there can be no signs with an accessory use.

Jim said he has no problem with the café; however he is concerned with making this an NC-1 for future use. It would make a nice office. We need to really look at the surrounding neighborhood and the apartments.

Michelle said making a left turn onto Route 57 is very difficult.

Russ Mitchell felt we need to look at our ordinances and include a provision where a small business can have a small cafe to accommodate customers where they can sit while shopping or waiting and may want a coffee or soda. This would not be classified as a restaurant and the type of business would be a consideration.

Karen asked if there were any comments or questions hearing none she closed the hearing.

For more comments and discussion please refer to the November 9, 2016 Town Board Minutes.

A motion was made by Jim Palumbo seconded by Hal Henty using standard form #50 Case #2016-043 –*Daniel Burrows* Zone Change Referral located at 7468 Oswego Road. In consideration of what is being asked for there is too great an impact on the future. Recommend an unfavorable referral; this would be a big impact to the entire parcel for such a small use in the existing structure.

Michelle Borton- in favor

Jim Palumbo- in favor

Al Kovac- in favor

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Karen Guinup- in favor
Russ Mitchell- in favor
Hal Henty- in favor

Motion Carried 6-0

Old Business:

****Case #2016-027 – *Avicolti's Restaurant* (3) – Amended Site Plan – 7839 Oswego Road (Adjourned from 4 previous meetings)**

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to December 14, 2016.

Motion Carried 6-0

Signs

Charles Signs – *Bayberry Plaza, E-Cigs Vapor Shop* – 8398 Oswego Road

Zoned RC-1, Permit #47,836

1 – Wall sign – 5 feet by 9'7" feet, for a total of 48 square feet, when 48 square feet is allowed. The proposed sign will meet the code.

A motion was made by Jim Palumbo seconded by Al Kovac to approve the sign as presented.

Motion Carried 6-0

Saxton Sign Corp – *I Love Kickboxing.com* – 8395 Oswego Rd.

Zoned RC-1, Permit #47,844

1 – Wall sign – 22.5 square feet when 23.04 square feet is allowed. The proposed sign will meet the code.

A motion was made by Al Kovac seconded by Jim Palumbo to approve the sign as presented.

Motion Carried 6-0

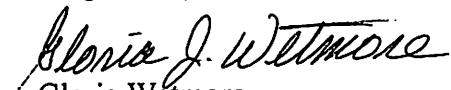
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ADJOURN MEETING

A motion was made by Hal Henty seconded by Al Kovac to adjourn the meeting at 10:26 P.M.

Motion Carried 6-0

Respectfully Submitted


Gloria Wetmore