

Regular Meeting
Planning Board
June 14, 2017

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 14th day of June 2017. 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
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

A motion was made by Brian Hall seconded by Jim Palumbo to approve the minutes of the May 10, 2017 meeting.

Motion Carried 6-0 Russ Mitchell abstained/ he was absent for that meeting.

A motion was made by Hal Henty seconded by Russ Mitchell to approve the minutes of the May 24, 2017 meeting.

Motion Carried 7-0

Public Hearings:

Old Business:

****Case #2016-009 – Nichols LD, LLC (*Liverpool Sports Complex*), (3) – Site Plan – 7286 Oswego Rd. (Adjourned from 7 previous meetings)**

A motion was made by Al Kovac seconded by Michelle Borton to adjourn this case to the September 13, 2017 meeting.

Motion Carried 7-0

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****Case #2016-013 – *America Stores – It* (3) - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 10 previous meetings)**

A motion was made by Russ Mitchell seconded by Al Kovac to adjourn this case to the July 26, 2017 meeting.

Motion Carried 7-0

****Case #2016-035- *Goddard Development Partners IV, LLC (Mavis Discount Tire)* (3) – 7435 Oswego Rd., – Site Plan (Adjourned from 5 previous meetings).**

Mr. Burri of Bergman Associates was present for the applicant. He began that Buckeye approved the plan. They changed the Parking Space lines, and changed the security light to a more decorative light fixture. They changed to metal gates for the dumpster enclosure, as well as adding tall grasses to shield the dumpsters. Karen asked for the height of the light poles, Mr. Burri said they are 17 ft, 20 feet total. Brian Hall and Karen agreed that the lighting looks good.

Jim Palumbo said on the landscape plan there is sumac listed however I can't locate it on the plan. Mr. Burri said it may have been removed when they added the tall grasses. Karen asked Mr. Territo if the Board could move forward with this case even though they have not heard from the Fire Department. Mark said they could. Karen asked if there were any more comments or questions, hearing none she closed the hearing.

A motion was made by Michelle Borton seconded by Al Kovac for SEQR determination using standard form #10 for Case # #2016-035- *Goddard Development Partners IV, LLC (Mavis Discount Tire)* (3) – 7435 Oswego Rd.,– Site Plan. That the proposed action is an unlisted action and does not involve any other agency including any Federal agency. It is further determined that the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons. The proposed site development will not have any adverse impacts to the Town or the immediate surrounding area regarding, noise, air or visual “pollution”.

Motion Carried 7-0

A motion was made by Jim Palumbo seconded by Hal Henty using standard form #20 for Case # #2016-035- *Goddard Development Partners IV, LLC (Mavis Discount Tire)* (3) – 7435 Oswego Rd., Site Plan Approval, based on a map by Bergman Associates dated February 10, 2017 revised June 9, 2017 and numbered CV-1, CO80, C100,C110,C120,C130,C501,C503,C504 and C600. The approval is conditioned upon all legal and engineering.

Motion Carried 7-0

****Case #2016-056 – *Kimbrook Route 31 Development, LLC- Philip Simao(Rite Aid)* (3) – Site Plan – 3566 & 3578 NYS Route 31. (Adjourned from 2 previous meetings).**

Karen opened the public hearing, Tim Coyer of Ianuzi and Romans, and Paul Curtain attorney were present for the applicant. The property is located on Route 31(Kimbrook Site) doing a lot line adjustment. RC-1 the 1.75 acre 25 ft strip will be added to the 2 parcels.

There will be 50 parking spaces when 45 are required. No access to Rt 31.

The dumpster enclosure will be on the south side. The existing water main needs to be relocated. 2 bio-retention areas will be on the north and west sides of the building.

Karen asked if the lots had been combined, Tim said that it was in Mark Territo's hands. She asked if they had sent the plan to the Fire Department, and if they had received the Special Permit from the Town Board. Mr. Coyer said they had.

She moved on to the County comments, SWPPP- any mitigation need to be added to the plan.

Karen asked Tim for the light pole height, he said they were 25 ft. Karen asked for 20 ft. high including the base.

Karen asked if any of the Board members had any comments or questions.

Russ Mitchell said the dumpster enclosure should be of the same material as the building, he also said the fencing on the inside will be knocked down. As for the gates, chain link doesn't work. He suggested the applicant take a look at Stewarts, and see the materials they used for the dumpster enclosure. He also said there are 3 dumpsters, are they designated for different types of trash.

Hal Henty asked about medical waste. He also asked if the water would be relocated. Tim Coyer said it would be moved and will run under the road.

Jim Palumbo said there is a concrete pad sticking out, can that be adjusted to make it more uniform for the driving lane. Jim asked about the A D A parking spaces, as well as detectable tiles for handi-cap.

On the landscape plan one of the trees is marked as a shrub. And what kind of trees are being planted, they are marked on the plan as ground cover.

Hal asked about the fencing, Paul Curtain Attorney for the applicant said the fence was put up by the builder of the town houses.

Jim said we need a detail of the dumpster enclosure. Make a more attractive enclosure with plantings.

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Karen said the access drive is private, and she is fine with that. What is the stacking from the entrance on Route 31?

Ron DeTota asked if the applicant contacted OCWA concerning the water line. FYI The State DOT may require you to put in sidewalks. Also if you painted the concrete pad black it would blend in.

Jim thanked the applicant for presenting a very clean plan.

A motion was made by Al Kovac seconded by Brian Hall to adjourn this case to the July 12, 2017 meeting.

Motion Carried 7-0

****Case #2016-061 – Bonnie Marini, *Shear Perfection* (3) – Amended Site Plan – 7452 Oswego Road. (Adjourned from 3 previous meetings).**

Tim Coyer of Ianuzi and Romans explained the plan. They fixed the signage, added hemlock to the buffer. The County DOT is allowing right in and right out on to Route 57. 18 parking spaces when 14 are required. Tim said he made the curbs on Route 57 so extreme that people exiting cannot make a left turn.

Karen said the lighting plan should be a separate plan. The parking spaces should be 9.5 by 20 feet. The County comments are fine.
The sign that is on the plan will need a separate permit. We will need elevations, what will the addition look like.

Michelle it looks like you will have curbing, it gets beat up really bad. Ron suggested using granite for the curbs.

Scott Chatfield said the existing drive from Laurel Lane; the road isn't in the right of way. It is just a problem waiting to happen.
Karen asked how we get the adjacent property owner fix the road to Laurel Lane.
Scott said it is just a legal document to adjust where the easement is located.

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the July 26, 2017 meeting.

Motion Carried 7-0

****Case #2017-006 – *Self Storage Morgan, LLC (Bruce Pollock), B&C Storage Morgan Rd* (3) – Amended Site Plan – 7988 Morgan Road. (Adjourned from 3 previous meetings).**

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A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn this case to the August 9, 2017 meeting.

Motion Carried 7-0

****Case #2017-007 – Tim Mahoney/Mahoney Design & Build, Inc., Store America (FKA Spring Storage Park) (3) Amended Site Plan– 7711 Henry Clay Boulevard (Adjourned from 2 previous meetings)**

Steve Caliserino presented the plan; the size of the storage for the U-Haul area is smaller than before. Moving the drainage, we are working with Ron the Town engineer. We have correspondence out to the County DOT; the new plan is a less intense use.

Karen said this Board does not take action until we have a letter from County DOT. This Board also needs approval of the Town Board for the Special Permit.

We have NEVER approved a Site Plan without a County DOT letter, and never approved a Site Plan when we are waiting for approval of the Special Permit from the Town Board.

Karen Guinup closed the public hearing.

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this case to the July 12, 2017 meeting.

Motion Carried 7-0

****Case #2017-013 – John Mezzalingua Associates, LLC- DBA JMA Wireless (3) – Site Plan – 7641 & 7645 Henry Clay Blvd. (Adjourned from 3 previous meetings).**

Karen opened the hearing Caroline Bean of Environmental Design, They are working on combining the two tax parcels with Rob Bick the Town Assessor. A letter has been sent to the County. Fire access as well as the fire hydrants were added to the plan. Met with the DOT to ask to narrow the entrance, they are waiting for the Traffic Study. SWPPP- storm water management. Will be moving 3 light poles, added extensive plantings, the walkway will remain. 58 future parking spaces Karen asked if they were being built on wetlands, Tom Dussing said yes.

Michelle Borton asked when they get an approval from Army Corp is there an expiration date? Carolyn said it will all be graded and ready for parking.

Karen said they need a letter from the Fire Dept. stating that the reinforced turf is acceptable. You also need something from the water department. Is there a lighting plan, No they are only moving 3 light poles.

Hal Henty asked if the reinforced turf can be plowed, Tom said it can.

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Jim Palumbo said we need to see exactly what is being proposed. Please identify what is existing and be more specific as to size and types of plants.

Caroline said the existing drainage is in the Onondaga County Water Shed, the requirements are different.

Jim asked if it is overland flow. Caroline said yes. There was a lengthy discussion about drainage with Ron DeTota.

He asked if the applicant had spoken to the water department, if this is public water the Town has an excellent schedule for testing hydrants.

Jim asked about the Handicap parking; look at the circulation for the handicap spaces. For 90° parking 20 foot seems kind of tight.

A motion was made by Brian Hall seconded by Russ Mitchell to adjourn this case to the July 12, 2017 meeting.

Motion Carried 7-0

Closed Hearings

**Case #2017-008 – B&B Taft Road II, LLC, *Simon's Agency, Inc.*, (3) – Site Plan – Lot C-R2 on Wintersweet Dr. in the Inverness Gardens Development. (Adjourned from 2 previous meetings).

A motion was made by Al Kovac seconded by Russ Mitchell to adjourn this case to the July 12, 2017 meeting.

Motion Carried 7-0

A motion was made by Al Kovac seconded by Brian Hall to adjourn the meeting at 10:05 P.M.

Motion Carried 7-0

Respectfully submitted



Gloria Wetmore