

Regular Meeting
Planning Board
March 28, 2018

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 28th day of March 2018 The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chair
	Hal Henty	Member
	Allen Kovac	Member
	Michelle Borton	Member
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Judy Rios	(Substitute for Planning Board Secretary)

ABSENT: Gloria Wetmore Planning Board Secretary

All present joined in the pledge of allegiance

A motion was made by Michelle Borton seconded by Karen Guinup to approve the minutes from the February 28, 2018 meeting.

Motion Carried 5-0 Allen Kovac abstained due to his absence from that meeting.

A motion was made by Karen Guinup seconded by Michelle Borton to approve the minutes from the March 14, 2018 meeting.

Motion Carried 4-0 Jim Palumbo and Allen Kovac abstained due to their absence from that meeting.

Public Hearings:

New Business:

*Case #2018-010 – Joseph Ligoci, *Allstate Insurance Office*, (5) – Zone Change Referral – 5307 West Taft Road.

A motion was made by Jim Palumbo seconded by Karen Guinup to adjourn this meeting to April 11, 2018.

Motion Carried 6-0

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***Case #2018-013 – Craig Kowalda, Brooklyn Pickle – East, *New Brooklyn Pickle Restaurant* (5) – Special Permit Referral – 7175 Buckley Road.**

Russ Mitchell opened the public hearing, Ed Barry, Senior Project Architect, from VIP Architecture and Terry Horst from Maxian & Horst Landscape Architects presented on behalf of the applicant. Terry spoke in regards to the site plan noting the project location is at the old Hafner's Red Barn on Buckley Road. Plans are to build a 5,700 sq. ft. restaurant with 120 parking spaces and connect a pedestrian sidewalk with North Medical. Set backs are 115-120' meeting zoning requirements. Utility connections from Buckley (water and sewer) are under discussion with the County. Storm water facilities were previously built with Red Barn.

Ed discussed the floor plan mentioning when driving in an L-shape structure will be seen. The front of the building will house a dining area and patrons can enter at the L, although there will be 2-3 other ways to enter the building. The main entry will include a high counter with seating on each side and plans are to offer outdoor seating as well. The building itself will be similar to the other two (2) facilities currently operating and keep the same elements as these east and west sites including a brick veneer structure; 14' high dining area; 12' high restaurant area; storefront windows with arch and sunscreen detailing. A bridge-type structure will be built at the front entry which is similar to the east site but this will have a slight unique flare to it. Interior finishes will also resemble the current facilities. Russ asked if they'd received the County comments and letter from the North Syracuse Fire Department and Ed said yes. Russ questioned what enticed the applicant to go to this particular spot? A representative from Brooklyn Pickle stated the area is a great location and a lot of people have asked them to come north. He's received a good amount of letters and phone calls about opening a restaurant here so he and Craig began looking around and settled on this site noting it's also a great opportunity to clean up the area. The building is nice and not a typical restaurant, basically serving soup and sandwiches; hours of operation will be 9:00 a.m. – 9:00 p.m. and closed on Sunday's. Brooklyn Pickle does a lot with sports teams at the local school level and including Syracuse University, with a nice following.

Russ asked when the Red Barn building would be torn down and Bill Camperlino stated it's required to be taken down within 90 days of the closing. Money will be reserved in escrow for the demolition. Bill indicated the barn/building will come down, the area graded and re-top soiled with new grade and seed placed. Sentimental feelings were shared amongst a few members of the community. Russ said cleaning up the area will be a nice, needed change. Michelle questioned Mark Territo regarding if a special permit would continue with the property if it was ever sold. Mark stated for the restaurant it goes with the property. Scott Chatfield mentioned Town Board will require metes and bounds and a description of particulars. Karen asked the applicant to look at the zoning requirements and to ask their Engineer to look at the parking as it appears a long way off. Terry mentioned a typo on the drawing stating it is 86 but reads 57. Another item on the survey showed a residential line but is actually all HC-1. Karen asked the representative for Brooklyn Pickle if they agree with Mr. Camperlino's part of the escrowed money and building down, the Attorney confirmed and said, "yes, it is in the contract." Karen would

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like to see a meeting with the County to open up discussion as they will require a traffic study, however, is not sure how to get the conversation going with all the parties. She's concerned about traffic with a new medical building approved to be built across the street, the restaurant and North Medical. A signal at Dolshire may help with traffic congestion with all properties having access to the signal. The main ingress and egress off Buckley Road is not currently signalized. Discussion about traffic impact is needed with all parties involved including the County. Perhaps North Medical would have an interest accessing a signal based on the ingress and egress. Karen further asked if the connection to be built is a driveway and Bill said yes. Karen stated she would like them to show a stub instead of a walkway. The Attorney for Brooklyn Pickle commented regarding the traffic study topic indicating one has been done.

Russ asked if there were any more comments or questions, hearing none he closed the public hearing with the following Board member comments/opinions provided:

Hal Henty – Approved for special permit; site plan issues remain, but it'll be nice to clean-up the area.

Michelle Borton – Approved for special permit; should be a good fit, if special permit is granted the Town needs to look at the traffic issue closely and done early in the process.

Karen Guinup – Approved; no problem with a restaurant there, however, concern with traffic remains especially adding to and creating based on future development. She asks the Town Board take this into consideration and also attempt to get a conversation going amongst the parties involved and the County.

Jim Palumbo – Approved, in favor of and looks forward to it; site challenges can be overcome.

Allen Kovac – Approved and agrees with comments; rather than a walkway, a driveway to connect North Medical.

Russ Mitchell – Approved; in favor of. Good use and good business. There are site plan challenges and he asked they take a look at the County comments and have answers to the questions and the North Syracuse Fire Department. He looks forward to working together.

Motion Carried 6-0

Old Business:

****Case #2017-026 – Cosimo Zavaglia, Store America Morgan Road (3) – Site Plan – East side Morgan Road, 900± feet south of Wetzell Road (Adjourned from 10 previous meetings).**

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn this meeting to April 25, 2018.

Motion Carried 6-0

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****Case #2017-031 – *Widewaters Commons* (3) – Site Plan –NYS Route 31. (Adjourned from 8 previous meetings).**

****Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons*, (3) – Preliminary Plat – NYS Route 31. (Adjourned from 3 previous meetings).**

Russ Mitchell opened the hearing for both cases (#2017-031 and #2018-003), Marco Marzocchi, Director of Development for The Widewaters Group presented on behalf of the applicant. Russ mention drawing #C138 and asked him go over changes to it. Marco noted what changed on the drawing did not apply to the site plan but applied to comments regarding the special permit. Marco continued and identified the menu boards and drive-thru window and will be submitting to the Town Board on the site plan. He also indicated the pavement markings on the drawing for the drive-thru area now indicate a solid line. Marco did state that he had “not done all of his homework” regarding the site plan; However, mentioned adding a column to the parking key that reflected what parking would be for outparcel 2. All outparcels will be independent as this was a concern of the Town Board. What the applicant is proposing to do is to park in the main field for outparcel 2. Marco also stated a sidewalk has been added for pedestrians and asked that under Town Code parking spaces be placed in reserve for the main field. Marco believes the two buildings will be for food uses that each will have staggered peak hours (early morning/late afternoon-evening). Karen asked regarding placement of the freestanding signs noting they must be 25’ off the property line and Marco said they will be as there are two freestanding pylon signs and one monument-type sign that he will get a variance for. Karen also questioned the parking and reserve spaces which Marco stated he plans to meet with Mark Territo to discuss and come up with the calculations, along with the parameters as described. Karen asked if any of the three (3) parcels would be subdivided and sold and Marco said no, however, the back of the property could be sold or leased. Karen stated she is seeking Mark’s input as far as the future is concerned regarding reserved parking. Her hesitance is if a parcel is sold or leased, how the back property will happen when parking is up front. She is stuck on the parking issue. Marco noted the project will have reciprocal requirements that will go with the land and bind all future parcels; contractually bound. Karen asked to clarify the lights poles and Marco pointed out they are 25’: 22’ poles and 3’ bases. Karen noted on parcel 2 shaded lines and asked what it is for and Marco said the possibility to place equipment/mechanicals there. Michelle asked if there was an update on the wetlands permit and Marco said not yet, but very close to receiving. Russ asked on the sewer and Marco said that is another whole matter.

Marco mentioned the subdivision and a couple items arising and what they did. The set back and landscape perimeter were off the outside line and he met with Mark and applied for a variance. The area is off a railroad boundary line and does not impact the bid. Russ noted the issue with the Army Corp. and sewer continue. Marco said they are critical paths.

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Russ asked if there were any more comments or questions, hearing none he closed both public hearings noting the need for the wetlands permit and ZBA information.

A motion was made for Case #2017-031 **Widewaters Commons** (3) – Site Plan –NYS Route 3 by Hal Henty seconded by Michelle Borton to adjourn this case to the April 25, 2018 meeting.

Motion Carried 6-0

A motion was made for Case #2018-003 **Widewaters Farrell Road II Company, LLC/Widewaters Commons**, (3) – Preliminary Plat – NYS Route 31 by Hal Henty seconded by Michelle Borton to adjourn this case to the April 25, 2018 meeting.

Motion Carried 6-0

Case #2017-046 – **JOLU Development – Laurel Springs Assisted Living – Amended Site Plan – West Taft Road. (Adjourned from 3 previous meetings).

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this meeting to May 9, 2018.

Motion Carried 6-0

Case #2017-048 – **JOLU Development – Laurel Springs Assisted Living - Special Permit – West Taft Road (Adjourned from 3 previous meetings).

A motion was made by Jim Palumbo seconded by Allen Kovac to adjourn this meeting to May 9, 2018.

Motion Carried 6-0

Case #2018-011 – **Joseph Farone/Farone & Son, Inc., Funeral Home, (3) Site Plan 4887 West Taft Road. (Adjourned from 2 previous meetings).

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn this meeting to April 25, 2018.

Motion Carried 6-0

A motion was made by Hal Henty seconded by Michelle Borton to adjourn the meeting at 8:28 p.m.

Motion Carried 6-0

Respectfully Submitted,



Judy Rios

On behalf of Gloria Wetmore, Planning Board Secretary