

Regular Meeting
Planning Board
September 14, 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 14th day of September 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 Jim Palumbo to approve the minutes of the July 27th 2016 meeting.

Motion Carried 7-0

A motion was made by Russ Mitchell seconded by Brian Hall to approve the minutes of the August 10th 2016 meeting.

Motion Carried 7-0

Public Hearings:

New Business:

****7:30 P.M. Case #2016- 034– Greg Card Property, *Hidden Lake Woods* (3) – Preliminary Plat– Guy Young Road near Cicero Border.**

Karen opened the Public Hearing, Tim Coyer of Ianuzi and Romans explained the plan, This consists of 4 building lots, 32.5 acres on the south side of Guy Young Road.

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The lots will be 6.5 acres each with 20 foot frontage on Guy Young Road. The applicant went to the Zoning Board of Appeals and received a variance to reduce the minimum flag lot width. Terry Morgan of the County DOT Said there can be 1 private drive, when the public road goes in on the parcel to the east they will connect to that road.

All the houses will have septic, wells and propane.

Karen asked if they planned on building the cul-de-sac right away, Tim said yes. She then asked if they would pave up to the property line, Tim said they would.

Michelle asked about the DEC comments on how they will address any wetlands.

Jim said if the State DOT is only allowing 1 curb cut, how the Board will enforce that.

Karen reviewed the County comments with the applicant. Scott Chatfield said you contemplate a driveway instead of a road. The cul-de-sac will not be built to Town Specs. There is an issue if the drive is built to the property line. It involves abandonment in the future. There are no easements on the property. Once the cul-de-sac connects to the public road to the east the pavement on the 20 foot frontage on Guy Young Road will have to be removed and goes back to grass.

Ron DeTota said the applicant will have to put in a culvert.

Karen asked if anyone had any comments or questions.

Mary Zelinsky of 5097 Orangeport Road, She lives adjacent to this project and wanted to thank Mr. Card for building only 4 houses.

Karen asked for a motion.

A motion was made by Jim Palumbo seconded by Al Kovac to adjourn this case to the September 28th 2016 meeting.

Motion Carried 7-0

****7:35 P.M. Case #2016-036– Woodside Commercial, LLC, *Inverness Gardens Commercial, Phase II.* (3) – Preliminary Plat– 4938 W. Taft Road**

Karen opened the Public Hearing. Tim Coyer of Ianuzzi and Romans was present for the applicant. Tim explained this is a 2 lot subdivision. Karen said this is a PDD (Planned Development District) and took many months to complete. It was all done the ingress, egress, landscape, building size. It looks as though it is getting all chopped up. Karen suggested the applicant go to the Town Board to see if the PDD can be changed.

Tim Coyer explained they have to subdivide in order to sell the property.

Mike Bragman Sr. asked Karen Guinup if he could speak, she said yes. Mr. Bragman explained the existing building is 10,000 square feet owned by the Simons Agency. The proposed building is the same size and look. The remainder of the property is under contract.

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Mr. Bragman asked if they could have an adjournment to the next meeting so they can clarify some issues.

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

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the September 27th 2016 meeting.

Motion Carried 7-0

****7:40 P.M. Case #2016-039– Anthony and Mary Zelinsky, *Zelinsky Subdivision(3)* – Preliminary Plat– 5097 Orangeport Road.**

Karen opened the Public Hearing; Mary Zelinsky property owner explained she had 4 separate parcels. They were combined; there are 4 deeds on 1 tax map
The couple that wants to buy lot #7A was present. There was a lengthy discussion on the map, it needs to be cleaned up and better defined, Scott Chatfield suggested that Mr. Whittaker contact him for an explanation of what is needed.
The future owner was hoping that the Planning Board would approve this tonight so they could get things started. Scott explained that the future owner is asking if the map could be cleaned up before the meeting is over could this case be approved.

Russ said he wants to be fair, things cannot be approved as is; however if the map is cleaned up he would consider approval tonight. Karen asked the Board Members if they agreed and they did. Karen tabled the case till later in the meeting.

After some time to rework the map the applicant returned with the cleaned up version of the plat map.

Karen asked for a SEQR motion for Preliminary and Final Plat.

A motion was made by Russ Mitchell seconded by Jim Palumbo for a SEQR motion for Planning Board Case #2016-039– Anthony and Mary Zelinsky, *Zelinsky Subdivision(3)* – Preliminary Plat and Final Plat located at 5097 Orangeport Road, using standard form #10 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 Al Kovac seconded by Brian Hall to go directly to Final Plat.

Motion Carried 7-0

A motion was made by Russ Mitchell seconded by Hal Henty using standard form #30 for Case #2016-039– Anthony and Mary Zelinsky, *Zelinsky Subdivision* Final Plat located at 5097 Orangeport Road. Such approval is based on a map made by Scott Whittaker PC and dated 08/15/2014 revised 9/14/2016 having file # 1407-55-cl. The approval is subject to all legal and engineering.

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 8 previous meetings).**

Karen announced that the applicant asked for an adjournment.

A motion was made by Russ Mitchell seconded by Al Kovac to adjourn this case to the September 28th 2016 meeting.

Motion Carried 7-0

**** Case #2016-008 – *Fox Dealership* (3) - Site Plan - 3687 NYS Route 31 (Adjourned from 5 previous meetings)**

Karen announced that the applicant asked for an adjournment.

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the September 28th 2016 meeting.

Motion carried 7-0

****Case #2016-013 – *America Stores – It* (3) - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 2 previous meetings)**

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Karen opened the Public Hearing; Joe Mastriani was present for the applicant. They received a letter from the DEC; T E S says they need a SEQR. Archeological, waiting for the report. Tonight the applicant is looking for the Planning Board to be lead agency.

Scott Chatfield said since no other agency had a problem with the Planning Board being lead agency and 30 days have passed, there should be no problem.

Karen asked if anyone had any comments or questions,
Mary Gould of 3662 Black Brant Drive she wanted to know why there was a stake in her back yard; Mr. Mastriani explained the stake is from the surveyors. It does not mean that that is where the buildings will go.

Noreen Chalk of 3674 Black Brant Drive asked what being the lead agency meant. Karen gave a brief explanation.

Nancy Platz of 3648 Black Brant Drive asked if the wetlands will be dealt with in the town. Karen said nothing will happen until the wet lands are delineated.

Karen confirmed that the Planning Board is the lead agency.

A motion was made by Russ Mitchell seconded by Brian Hall to adjourn this case to the October 12th 2016 meeting.

Motion Carried 7-0

Closed Hearings - Board/Applicant discussions:

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

Karen Guinup said the applicant requested an adjournment.

A motion was made by Michelle Borton seconded by Al Kovac to adjourn this case to the September 28th 2016 meeting.

Motion Carried 7-0

New Business:

2016-033 Inverness Gardens Commercial, Phase II – Final Plat – 4938 West Taft Road

Karen asked for a motion to adjourn.

A motion was made by Jim Palumbo, seconded by Russ Mitchell to adjourn this case to the September 28th 2016 meeting.

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A motion was made by Michelle Borton seconded by Al Kovac to adjourn the meeting at 9:15 P.M.

Motion Carried 7-0

Respectfully submitted,

A handwritten signature in cursive script that reads "Gloria Wetmore". The signature is written in black ink and is positioned above the printed name.

Gloria Wetmore