

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 13th day of December 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
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C&S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

ABSENT: Brian Hall Member

A motion was made by Russ Mitchell seconded by Al Kovac to approve the minutes of the October 25, 2017 meeting.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Russ Mitchell to approve the minutes of the November 15, 2017 meeting.

Motion Carried 6-0

Public Hearings:

New Business:

****7:30 P.M. Case #2017-042 – ALDI, Inc./ALDI Expansion (3) – Amended Site Plan – 3942 NYS Route 31**

Karen opened the public hearing, Amanda Brewer of APD Engineer and Architecture, LLC presented the plan. A 26 ft expansion to the existing building.

Karen went over the County comments.

Karen noticed the plan shows some parking spaces were 19 feet and some were 20 feet, Code is 9.5 ft X 20 ft. If the applicant wants to keep the parking spaces at 19 ft, they will

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need a variance. The plan shows future parking 96 the new site plan shows 90 spaces with 6 future spaces.

Building a new entrance, if there will be a new sign the applicant will have to get a separate sign permit.

New light poles need to be on the plan; the poles should stay the same height as the existing poles. One-foot candle, we need a complete lighting plan.

The variance you received from the ZBA needs to be noted on the plan.

Russ asked when the width of the drive isles changed, Mark said they changed after the original Site Plan. The drive isles were 24 feet they are now 20 feet.

A motion was made by Al Kovac seconded by Hal Henty to adjourn this case to the January 24, 2018 meeting.

Motion Carried 6-0

Old Business:

****Case #2016-013 – *America Stores – It (3)* - Site Plan – Oswego Road across from Mendenhall Road intersection (Adjourned from 16 previous meetings)**

A motion was made by Russ Mitchell seconded by Jim Palumbo to adjourn this case to the January 10, 2018 meeting.

Motion Carried 5-0 Hal Henty Abstained.

****Case #2017-026 – *Cosimo Zavaglia, Store America Morgan Road (3)* – Site Plan – East side Morgan Road, 900± feet south of Wetzel Road (Adjourned from 6 previous meetings)**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to the January 24, 2018 meeting.

Motion Carried 6-0

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

Karen opened the public hearing, Marco Marzocchi presented the plan. Mr. Marzocchi delivered all the exhibits that were talked about.

Ron DeTota got information on the geo tech; they came up with an amount of 5 \$500,000.00; that works out to approximately \$60,000.00 per year. The three owners would need to review it. Marco said it probably won't happen. The bonding would have to be sent for.

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Marco asked when construction could begin; Karen said if all goes well, April. Karen said the Board thought that they would see some elevations tonight. Marco said He didn't have them.

Karen said the Army Corp letter dated 2/11/2016 advises that any permits go through the preliminary JD. And you are asking for approval.

Going over the letter from Fish and Wildlife is dated 4/10/2017, has there been any new correspondence with them? Marco has a consultant that says there are no endangered species as of October 2015; we need an updated letter from NYSDEC.

Karen said there was an archeological study done by Powers Consulting on the LaSalle property. The Phase I and Phase II letter from SHPPO is dated 2017; we need an updated letter on Phase II.

Karen asked how the agreement between the Town and The applicant was going. Marco said he has been working with the Town Attorney and has made some modifications on the buildings.

Karen said he needs to get the Site Plan in order.

Marco pointed out the cross easement on the plan. There were comments from The Army Corp. Marco is recommending a bridge.

Ron DeTota commented that showing an easement on a plan doesn't mean it will ever be built. Ron will contact the Army Corp.

Karen asked Ron if he had received everything he was waiting for.

A motion was made by Al Kovac seconded by Jim Palumbo to adjourn this case to the January 10, 2018 meeting.

Motion carried 6-0

**** Case #2017-039 – Pat Hovey/Hovey-Buckley, LLC, *Truax & Hovey Parking Area Expansion* (3) – Amended Site Plan, 4483 Buckley Road (Adjourned from 2 previous meeting)**

Karen opened the Hearing, Joe Mastroianni presented the plan. They move all the electrical boxes and parking for the trucks. They added a swale it will wrap around and dump into the detention pond.

Jim Palumbo asked if the trucks will have enough room to back out. Joe said yes.

Ron said they should make a little more depth for the head waters; maybe add a little cross section.

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

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A motion was made by Jim Palumbo seconded by Al Kovac to adopt a Resolution using standard form #10 SEQR for Case #2017-039 – **Pat Hovey/Hovey-Buckley, LLC, Truax & Hovey Parking Area Expansion** Amended Site Plan, located at 4483 Buckley Road is an unlisted action and does not involve any Federal Agency. It is further determined the proposed will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons. The proposed parking expansion is not significant and is conducive of the site operations.

Motion Carried 6-0

A motion was made by Jim Palumbo seconded by Al Kovac to adopt a resolution using standard form # 20 for Case #2017-039 – **Pat Hovey/Hovey-Buckley, LLC, Truax & Hovey Parking Area Expansion** Amended Site Plan, located at 4483 Buckley Road, granted based on a map by Joseph Mastroianni, PE dated 10/09/17 revised 12/04/17 and numbered P-1, project # ITO37. Conditioned upon all legal and engineering.

Motion Carried 6-0

****Case #2017-043 – Emily McGowin, HD Group on behalf of UPS/Circle K Stores, Nice-N-Easy (3) – Amended Site Plan – 8578 Henry Clay Blvd. (Adjourned from 1 previous meeting)**

A motion was made by Michelle Borton seconded by Russ Mitchell to adjourn this case to the January 10, 2018 Meeting.

Motion Carried 6-0

New Business:

Signs

Signarama – *Salon Thairapy* – 8017 Oswego Road

Zoned RC-1, Permit #48,727

1 – Wall sign – One 22 square foot wall sign is proposed, when a 24 square foot sign is allowed. The proposed sign will meet the code.

A motion was made by Michelle Borton seconded by Hal Henty to approve the sign as presented.

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Motion Carried 6-0

Bohler Engineering – *McDonald's Restaurant* – 3869 NYS Route 31

Zoned Rc-1, Permit #48,721

3 – Wall signs – Two 14 square foot signs and one 33 square foot sign. (Area Variances were received in 2014 for 6 wall signs, ZBA Case #1530.) The proposed signs will meet the code.

A motion was made by Michelle Borton seconded by Russ Mitchell to approve the sign as presented.

Motion Carried 6-0

A motion was made by Hal Henty seconded by Michelle Borton to adjourn the meeting at 8:50 P.M.

Motion Carried 6-0

Respectfully Submitted

A handwritten signature in black ink, reading "Gloria J. Wetmore". The signature is written in a cursive style with a large, looping initial "G".

Gloria J. Wetmore