

A P P R O V E D

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at Town Hall located at 4401 State Route 31, Clay, New York on the 27th of March 2019. The meeting was called to order by Chairman Hess at 7:30 PM and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chairperson
	Michelle Borton	Member
	Hal Henty	Member
	Allen Kovac	Member
	Scott Soyster	Member
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Scott Chatfield	Planning Board Attorney
	Ron DeTota	C & S Engineers

ABSENT: Gloria Wetmore Planning Board Secretary

Public Hearings:

****7:30 P.M. Case #2019-008 – James Hickey / Seneca Federal Savings, (3) Special Permit for Electronic Message Sign, 7799 Oswego Road**

Chairman Mitchell opened the public hearing. Mr. James Hickey was present on behalf of the applicant. Mr. Hickey presented the plan stating that they are asking to modify the existing sign adding an LED Message Board. This will be a 2’x6’ panel insert keeping the total square footage of the sign at 64 square feet.

The Chairman asked if they will be cutting the piece out. Jim stated that they’re raising the sign so it’ll be a little taller.

Scott Soyster asked about the duration of the messages and that the sign code says they can’t flash. Jim Hickey said they will comply with the code. The message must be static for at least 10 seconds and they will comply with the code.

Chairman Mitchell would like to see the time and temperature on the sign. The applicant agreed this could be done.

Jim Palumbo likes the existing sign that is out there now. He would like to see the same color scheme for the electronic portion of this sign as is on the existing sign.

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Mr. Hickey stated that this sign will let people know what services the bank offers. He also mentioned that the sign will need to be raised about 20” to accommodate the new electronic portion.

Hal Henty mentioned that there was a letter from a nearby resident regarding the lighting and the brightness in certain spots of the parcel from this lighting. The letter was given to Mr. Hickey. Mr. Hickey stated that he will address this with his Board at Seneca Savings.

The Chariman stated that he has looked at the site, and he agrees that the resident has a point- the lights out front are very bright. If the lights are turned down, it would help. He suggested that they take a look at this. The location of the lights was described, and certain lighting adjacent to the ATM machine is regulated by federal banking regulations.

Jim Hickey will follow up with the resident once he discusses this with his Board. He will also keep the Town notified of what is happening.

Hearing no further comments, the Chairman closed the public hearing.

A motion was made by Scott Soyster, seconded by Jim Palumbo in the matter of Planning Board case # 2019-008 James Hickey / Seneca Federal Savings, Special Permit for Electronic Message Sign located at 7799 Oswego Road., to adopt a resolution using standard form #10, SEQR determination, 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 furthermore there are no potential impacts and this will not have a negative impact on Oswego Road.

Motion Passed 7-0

A motion was made by Scott Soyster , seconded by Jim Palumbo in the matter of Planning Board case # 2019-008 for James Hickey / Seneca Federal Savings, Special Permit located at 7799 Oswego Road, to adopt a resolution using standard form #70, Special Permit approval to be granted based on a plan made by Charles Signs, marked *Exhibit A*, dated 2-15-2019.

Motion Passed 7-0

Old Business:

****Case #2018-049 – Ravada Hill Apartments, (3) Site Plan, 4850 Buckley Road (Adjourned from 4 previous meetings)**

Chairman Mitchell explained that the applicant has requested an adjournment.

A motion was made by Michelle Borton, seconded by Scott Soyster to adjourn the Public Hearing to April 10, 2019.

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Motion Passed 7-0

****Case #2019-001 – Georgian Court Expansion (3) – Site Plan – Georgian Court (just north of Candlelight Circle) (Adjourned from 2 previous meetings)**

Chairman Mitchell explained that the applicant has requested an adjournment.

A motion was made by Hal Henty, seconded by Jim Palumbo to adjourn the Public Hearing to April 10, 2019.

Motion Passed 7-0

**** Case #2019-004 – Amerco Real Estate (U-Haul) (3) – Amended Site Plan – 8015 Oswego Road (Adjourned from 1 previous meeting)**

Chairman Mitchell opened the public hearing. Mr. Brett Lindsay was present on behalf of the applicant. Mr. Lindsay presented the plan and feels that they have addressed all of the comments from the last meeting. He referenced the updated plan and went over the items.

1. Relocation of the cross walk; the drawings have been updated to keep them as-is.
2. Planning Board wants all stop signs to be shown and labeled on the plan. The applicant does not plan to add more. It will stay as-is
3. Planning Board wanted the 90-foot setback shown on the plan. It is on C3.0, also has the 140-foot setback shown.
4. Planning Board wants the landscaping installed as previously approved. It is now laid out differently than previously shown. Sheet 4.0 shows where the 3 existing trees are located, they are now proposing 8 maple variety trees, evenly spaced. They are a purplish variety. They will also re do the landscaping beds. Many are overgrown.

Karen Guinup stated that she had asked the storage units be relocated. The applicant explained that he is showing various options on these plans, and hoping the Board can find a suitable alternative to what was previously shown.

The Chairman asked if they are keeping all of the entrances/exits along the former gas station property onto Oswego Road. Russ doesn't want to see all of these additional ingress/egress onto the road. He mentioned that County comments stated that there are to be no additional ingress or egress points. Mr. Lindsay stated that these are existing, not additional and he is not sure if they are needed or not. The Chairman wants to know why they are there?

Mr. Lindsay discussed the storage units and stated that they are now shown as options for the Board to consider, and they are not asking for all of the units shown on the site plan, they are for locational options as per the comments of the last meeting. The Chairman asked about the other 4 units. Mr. Lindsay said they could come back to this Board in the future if these are successful and more units are needed. The Chairman said they would need to be removed from the plan for

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now and come back at the time they are seriously going to consider them. Brett said he would need to see what code is regulating this.

Scott Chatfield stated that we don't allow for 'future development' on a site plan. We approve what is to be built now, and an applicant has to come back at a future date if they want to do additional things on their property.

The Chairman stated that he wants all future stuff removed from the site plan and move the other storage units further to the north at the gas station parcel. He next asked about RV storage. Mr. Lindsay said that it will be 3-sided, with a roof and open access. The Chairman stated that we need details of how it looks. The plans says 'future' and if it not going to be constructed as part of this phase, then it shouldn't be shown now. Next he discussed sheets C2.0 and C3.1, regarding the crosswalk/stripping/stop sign. The Chairman stated that the 2 sheets conflict, they need to coordinate. Also- the ADA ramp needs to be removed/relocated and the Town Board approved Special Permit area for the U-Hauls must be shown on the plan.

Scott Soyster questioned how the storage pods will look/feel as compared to the plaza as a whole. The paperwork from the last meeting has some renderings showing this. They can be as large as 50 feet in length.

Jim Palumbo likes what they did with the trees and now there is a uniform, cohesive look. This type of maple is columnar and works to the advantage of the applicant as these will provide a nice look and screening, while still allowing visibility to those passing by to see what is happening within the property.

Al Kovac likes the way the front of the mall will now look.

Michelle Borton has concerns with the location of the units as they relate to the driving aisles. The applicant must keep in mind that a person parked in front of a unit unloading could have the potential to be clipped by a passing vehicle if the placement of these is not just right. These should be away from the major driving aisles to avoid this. She also mentioned that some of the property lines are not clear on the site plan as compared to the survey. It is also hard to tell where the actual stop signs are.

Karen Guinup discussed the Town Board minutes and stated that they are only allowed to have 20 vehicles or less. Mr. Lindsay said that is on the front line. It is 12 on the front of the parcel and 32 in front of the store. Ms. Guinup said they are currently all over the place and these areas need to be clearly shown on the plan. Also, she stated that when the Planning Board did the Special Permit referral, the 15x15 and 10x15 trucks were supposed to be in the back of the building. Mr. Lindsay said no. He disagreed that this is not the plan. He said that this was for the storage units. He didn't agree to this and said he never would. Ms. Guinup said this is going to be contained and there was a disagreement about this issue. This was not discussed at the Town Board and Ms. Guinup wants more of these things in the back, they don't want all of these trucks displayed in the front. She also stated that the planters in the front are a mess and there is

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a light pole that needs to come down as it appears to be a hazard. The applicant stated that the bases will be replaced and then put back up. The ones that were previously out were around 50 feet. Ms. Guinup then stated that she respectfully disagrees with the Chairman regarding the placement of the storage units around the parcel. She feels that we are spreading out too much stuff around the parcel and this is going to create more ingress/egress points. She would prefer the applicant pick a spot and utilize this rather than spreading everything out; use a definite location. She doesn't like them right near Oswego Road. Ms. Guinup also was under the impression that the RV/Camper storage was going to take place inside the former K-Mart building, not outside on the parking lot. She wants to see 'Future RV' removed from the plan.

The Chairman stated that the applicant knows where we stand as far as showing the approved special permit area. The applicant needs to decide on a location and present it to us. Mr. Mitchell said he will need to indicate where this will be.

Ms. Guinup asked why these storage units couldn't be placed end to end, forming rows, rather than scattered. That way if they return in the future, they could just ask for additional rows. This would keep the look more uniform and leaves room for growth if needed. Mr. Linsay said that some locations are having trouble renting the U-Hauls unless the storage is present and visible. Ms. Guinup proposed a location with some visibility and still gets them away from Oswego Road.

Hearing no further comments, the Chairman asked when the applicant will be ready to return. The applicant asked for the second meeting in April.

A motion was made by Hal Henty, seconded by Al Kovac to adjourn the Public Hearing to April 24, 2019.

Motion Passed 7-0

*Case #2019-006 – **The Great Outdoors Recreation Center, Inc. (5)** – Special Permit Referral – 4155 NYS Route 31(Adjourned from 1 previous meeting)

The Chairman announced that this case was not referred from the Town Board and therefore will be removed from our agenda.

Case #2019-007 – **Bryant & Stratton College (3) – 7805 Oswego Road – Amended Site Plan (Adjourned from 1 previous meeting)

Chairman Mitchell explained that the applicant has requested an adjournment.

A motion was made by Scott Soyster, seconded by Jim Palumbo to adjourn the Public Hearing to April 10, 2019.

Motion Passed 7-0

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Closed Hearings - Board/Applicant discussions:

****Case #2016-013 – America Stores – It – (3) Site Plan – Oswego Road (Adjourned from 29 previous meetings)**

Chairman Mitchell explained that the applicant has requested an adjournment.

A motion was made by Michelle Borton, seconded by Karen Guinup to adjourn the Public Hearing to April 24, 2019.

Motion Passed 6-1 abstain (Henty)

****Case #2017-008 – B & B Taft Road/Simons Agency (3), Site Plan – Wintersweet Drive (Adjourned from 12 previous meetings)**

Chairman Mitchell explained that the applicant was notified and has not responded. They run the risk of being denied without prejudice at the next meeting if they do not return on that date.

A motion was made by Hal Henty, seconded by Scott Soyster to adjourn the Hearing to April 24, 2019.

New Business:

SIGNS

Charles Signs Inc./James Hickey – Seneca Federal Savings – 7799 Oswego Road

Zoned RC-1, Permit # 49,743

1 – Existing Freestanding Sign: The applicant wants to include a 21.5 square foot LED illuminated Electronic Message Sign within the 64 square foot freestanding sign when 64 square feet is allowed. The proposed sign will meet the code pending the Planning Board's approval of the Special Permit.

Michelle Borton asked if the 36" was the existing base height and the applicant stated that it is.

A motion was made by Karen Guinup, seconded by Michelle Borton to approve the sign as presented.

Motion Passed 7-0

Bohler Engineering – McDonald's Restaurant – 3804 Brewerton Rd.

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Zoned LuC-2, Permit #49,774

4 – Wall signs – Three 14 square foot signs and one 33 square foot sign. (Area Variances were received for 4 wall signs, and increased square footage ZBA Case #1736) The proposed signs will meet the code. The applicant is also seeking approval for their menu boards.

A motion was made by Michell Borton, seconded by Hal Henty to approve the sign as presented, with the condition that the positioning of the signs and menu board be in accordance with site plan sheet C1.

Motion Passed 7-0

Work Session

*Case #2018-029 - **UR-ban Villages (5)** - PDD Concept Plan referral, NYS Route 31 adjacent to Cicero Border (work session) (Adjourned from 4 previous meetings)

Chairman Mitchell explained that the applicant has requested an adjournment.

A motion was made by Jim Palumbo, seconded by Scott Soyster to adjourn the Public Hearing to April 10, 2019.

Motion Passed 7-0

A motion was made by Hal Henty, seconded by Al Kovac to adjourn the meeting at 8:50PM.

Motion Passed 7-0

Respectfully Submitted,


Mark Territo