

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 25th day of May 2022. The meeting was called to order by Chairman Mitchell at 7:30 PM. All joined in the Pledge of Allegiance and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Michelle Borton	Member
	Karen Guinup	Deputy Chair
	Hal Henty	Member
	Jim Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Jill Hageman-Clark	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers

ABSENT: Al McMahan Member

A motion was made by Hal Henty seconded by Scott Soyster granting approval of the minutes from the May 11, 2022 Regular Meeting.

Motion Carried 6-0

Public Hearings (New Business):

****Case #2022-026 – Louis Bottino/Warehouse Expansion (3) – 7511 Wetzel Road – Amended Site Plan.** Louis Bottino explained that he is proposing an addition to the existing building that is located across Wetzel Road from Whitacre Engineering. Russ Mitchell suggested that Mr. Bottino take notes as there are several items to be addressed. Russ began by explaining that the survey is dated 3/4/2006, however there is a small page dated 2022. This should be in the site plan instead of the 2006 survey. The dumpster and septic are not indicated on the amended site plan; the landscaping should also be indicated on the site plan. Russ Mitchell continued that he must also show the zoning of the adjacent parcels. There was also a question about the owner to the left and the stone fill that is shown on the site plan. Lou Bottino said that it is incorrectly shown on the site plan. Chairman Mitchell said that the site plan should reflect the parcel accurately. Mr. Bottino said that it could be due to culverts and Chairman Mitchell said that he should get with the surveyors to change it. He also said that erosion control should be shown on the site plan.

The height of the building has to be indicated on sheet A1.2 as well as the previously granted variances, the case numbers and the descriptions on the site plan. Ron DeTota asked if Mr. Bottino could make the necessary corrections and sent to the Planning Department by June 1, 2022 for the June 8, 2022 meeting as the meeting after is not until July 13, 2022. Lou Bottino said that he would be ready for the next meeting.

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A motion was made by Michelle Borton, seconded by Jim Palumbo to adjourn to June 8, 2022.

Motion Carried 6-0

Public Hearings (Old Business/Open and Adjourned):

Case #2021-046 – **Todd Fritzen (3) – 4664 Wetzel Road – Special Permit (Adjourned from 6 previous meetings). Russ Mitchell asked if anyone was present. No one responded. Russ Mitchell closed the hearing.

A motion was made by Hal Henty, seconded by Scott Soyster to deny without prejudice.

Motion Carried 6-0

Case #2022-001 – **VIP Structures, Inc./JW Didado Syracuse Division (3) – Corner of Wetzel Road and Morgan Road – Site Plan (Adjourned from 4 previous meetings). Vince Raymond of VIP Structures; Nathan LaPierre of Keplinger, Freeman Associates, LLC and Jeffery Cassel of Point Source Group were present. Nathan LaPierre began by explaining that they have addressed the issues brought up at the previous meeting. Cover sheet L-6-02 has been signed. The elevations indicated in sheets A-200 and A-201 have been corrected. The sign shown on sheet L-602 will be mounted on the fence. A second hydrant has been added as well as a Knox box/gate as requested by the fire department. The dumpster details have been added to the detail sheet. Jarbed wire detail is added to the top rail of the chain link fence and the total height has been added. The arrow for right turn only has been added to sheet L-200.

There was a brief discussion about option A on sheet L-100 or option B on sheet L-701, as both options were submitted. In addition, several of the board members questioned the disclaimer at the bottom of both sheets. Vince Raymond said that this was done by the engineer. Jeffery Cassel said that this was pretty standard, but could be removed if necessary. Hal Henty said that he liked option B better, but the applicant should resubmit sheet L-701 with either one option or the other.

A motion was made by Michelle Borton, seconded by Hal Henty to adjourn the Public Hearing to June 8, 2022.

Motion Carried 6-0

Case #2022-019 – **Bryant & Stratton (3) – 7805 Oswego Road – Amended Site Plan (Adjourned from 3 previous meetings). Scott Soyster pointed out that Ron DeTota's name was misspelled on the map. The applicant will correct it.

Michelle Borton read: In the matter of the application of Planning Board Case # 2022-019 for amended site plan approval – Bryant and Stratton – 7805 Oswego Road, move the adoption of a resolution using a standard from amended # 20 site plan based on a map by Christopher Andrzejewski, P.E. dated 4/20/2022, revised and numbered as follows:

- C-100 dated 4/20/2022 revised 5/25/2022
- C-101 dated 4/20/2022 revised 5/11/2022
- C-201 dated 4/20/2022 revised 5/25/2022

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C-202 dated 4/20/2022 revised 5/25/2022

C-301 dated 4/20/2022 revised 5/25/2022

C-302 dated 4/20/2022 revised 5/25/2022

R-2 dated 4/20/2022

R-1 Boundary Map & Topographic Survey dated 2/2/2022

Conditioned upon the approval of all legal and engineering requirements of the Town of Clay.

Motion was seconded by Karen Guinup.

Motion Carried 6-0

Michelle Borton read: In the matter of the application of Planning Board Case # 2022-019 for Bryant and Stratton amended site plan. I move the adoption of a resolution using a standard from amended # 10 SEQR that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative declaration, for the following reasons:

The proposed action will enhance the utilization of the existing facility and is consistent with the surrounding community character. Seconded by Scott Soyster.

Motion Carried 6-0

Closed Hearings – Board/Applicant discussions:

****Case #2022-020 – Jason Premo-Randy Cramer Snow & Lawn, Inc./Randy Cramer Snow & Lawn, Inc. Garage (3) – 3552 State Route 31 – Site Plan (Adjourned from 1 previous meeting).**

Scott Soyster read: In the matter of the application of Planning Board Case # 2022-020 for site plan approval – Randy Cramer Snow & Lawn, Inc. move the adoption of a resolution using a standard from amended # 20 site plan based on a map by North Shore Engineering & Design Services dated 3/27/2022, revised 5/25/2022 and numbered as follows: C-1, A-1, A-2 & A-3.

Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions:

All sheets shall be updated to have a revision date as of May 25, 2022.

Provide a storage area to offset the additional flow of water from the new roof decking to accommodate a 100 year storm event.

Add in depth erosion control measures.

Chairman Mitchell said that he will not sign off until he has confirmation from the Town Engineer that all conditions have been met.

Motion was made by Scott Soyster and seconded by Jim Palumbo.

Motion Carried 6-0

Scott Soyster read: In the matter of the application of Planning Board Case # 2022-020 for Randy Cramer Snow & Lawn, Inc. site plan. I move the adoption of a resolution using a standard from amended # 10 SEQR that the

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proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative declaration, for the following reasons:

The addition of a garage fits with the surrounding area. Seconded by Jim Palumbo.

Motion Carried 6-0

New Business:

None

Signs:

None

Work Session:

Chick-Fil-A SEQR Discussion.

No Action.

Ron Detota gave a brief overview of the MS4 Annual Report. He reported that last year was slower, perhaps a little Covid hangover. He explained that we are on par with everyone else and our participation in this program saves the Town of Clay a great deal of money. Karen Guinup and Russ Mitchell both thanked Ron for his service to the board and the town as a whole.

Russ Mitchell asked if there were any further comments or questions, hearing none he adjourned the meeting.

A motion was made by Hal Henty seconded by Jim Palumbo granting approval to adjourn the meeting at 8:21 p.m.

Motion Carried 6-0

The next meeting is slated for June 8, 2022

Respectfully Submitted,



Jill Hageman-Clark
Planning Board Secretary (substitute)