

Regular Meeting
Planning Board
November 16, 2022

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 16th day of November 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
	Karen Guinup	Deputy Chair
	Michelle Borton	Member
	Hal Henty	Member
	Al McMahon	Member
	Jim Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers

ABSENT:

A motion was made by Hal Henty seconded by Michelle Borton granting approval of the minutes from the October 26, 2022 Regular Meeting.

Motion Carried 5-1 (Scott Soyster abstained due to absence)

Public Hearings (New Business):

Case #2022-046 – **Delta Sonic Car Wash Systems, Inc. (5) – 3808-3809 State Route 31 – Zone Change Referral. Matthew Oates, Delta Sonic, presented to the Board noting this property is 10.3 acres on Route 31, in front of the Kohl's Plaza, currently zoned RA-00. He is seeking to have the area re-zoned to LuC-2 for placement of a Delta Sonic noting there would be two access points to the site with a signalized entrance. A traffic study has been submitted and he awaits review/comments from the State D.O.T. Matthew stated a second access will be a right-in only on Route 31 for gas pumps and pointed out these as two separate areas: a gas pump with a convenient store and the other a car wash with indoor self-service or the option of employee indoor detailing. Stormwater management faces the property along the road with a retainage pond in the front and employee parking in the back; they are creating a one-way circulation pattern to keep vehicles moving directionally and little to no interruption. The architecture of the buildings is a greenhouse type design with a lot of glass for natural light purposes, blue trim, with brick columns. All will be tied in with the convenience store; overall integrated architecture. Russ Mitchell said this seems improved over the Rt. 11 site with good circulation. His biggest concern originally was traffic, however, after reading the study looks committed to changing the other side of the road to make this work. Matthew stated the size of the site is much bigger allowing them to have better circulation and ability to space accordingly. Russ asked if other sites are half this size and Matthew said Geddes is and has no indoor vacuum building. Buffalo and Chicago are 10 acres and they have learned over time larger property size works much better. Russ indicated this lot as a showpiece and Matthew said, yes. Hal Henty stated this is a great use for the property. Ron Detota noted attending the Town

Regular Meeting
Planning Board
November 16, 2022

Board meeting and a discussion about water usage held stating Delta has a reclamation system which helps to augment water concerns. He indicated the sanitary sewer main is at capacity and asked the applicant if they would extend the sewer in front of the Pathfinder Building. Matthew stated they would commit to this and construct a 24" diameter sanitary sewer commencing at the manhole in front of Pathfinder Bank, along the northerly side of Route 31 to their easterly property boundary. Ron stated this would help eliminate concerns. Karen Guinup asked about the traffic study, noting pages 3 and 5. She would like to know the exact hours that were recorded. Matthew said he would get the information and also update the report with this information. Karen asked Mark Territo if they would need a special permit for the drive-thru and Mark said, yes.

Russ asked for questions/comments from the public, hearing none he closed the case.

The Board was polled as follow regarding the zone change:

Hal Henty stated this is a good use for the area and agrees to a zone change.

Michelle Borton agrees approving a zone change, noting this is good zone change for that land.

Karen Guinup agrees; no further comments.

Scott Soyster agrees with Michelle.

Al McMahan agrees; no further comments.

Jim Palumbo agrees; no further comments.

Russ Mitchell is in favor, however, noted the traffic light as proposed, will have to happen.

Michelle Borton read: In the matter of the application of Planning Board Case #2022-046 – Delta Sonic Car Wash Systems, Inc. – 3808-3809 State Route 31, I move to recommend to the Town Board using standard form #50 – Zone Change be granted. Seconded by Hal Henty.

Motion Carried 7-0

****Case #2022-050 – American Steel and Aluminum (3) – 4601 Crown Road – Amended Site Plan.** Jim Palumbo took his seat at 7:45 p.m. Neil Zinsmeyer, Jr., P.E., Napierala Consulting, spoke on behalf of the applicant and introduced John Baker, V.P. of American Steel and Aluminum. Neil noted this project is for a planned expansion to a 48,500 sq. ft. building for additional manufacturing and office space. A parking variance was approved at the November 14, 2022 Zoning Board Meeting. Neil stated this site will improve truck traffic as they are proposing a bypass route for trucks away from the office parking area. Architectural renderings were distributed noting a new color scheme. Neil indicated he will be meeting with Ron DeTota soon to discuss engineering items. Russ Mitchell spoke stating he drove out to the site and asked what the container is in the back. John (Baker) stated this is used for extra storage of documents, desks, etc. Russ asked if it will stay and John said, yes. Russ requested this be added to the drawing and labeled as a storage container. Further, Russ asked about the two roll-away units and dumpster and if they will be on site all of the time and John said, yes. He asked they also be included on the drawing and labeled accordingly. Russ noted a small piece of land that could become problematic in the future and they may want to consider combining at some point. Neil said he spoke to Tim Coyer (Ianuzi and Romans) about this and Tim pulled the abstracts. Tim explained to Neil, he is unsure about the subdivision, but could be due to road frontage. He also thought it may have been a private drive, as this property has always been like this. Russ stated they have a nice building and is happy with the improvements. He asked if they have any idea about the land use to the right and Neil said, no, there is no intent, from an efficiency standpoint, to do anything with this. Lastly, Russ requested the parking variance approval with case number and description be added to the drawing. Hal Henty stated the

Regular Meeting
Planning Board
November 16, 2022

lighting looks good and had no further comments. Michelle Borton pointed out the stamp on the drawing that reads preliminary and Neil said they will take this off when they apply for a building permit. Karen Guinup noted Drawing #C-3, item #3 with a landscape notation, referring it to Jim Palumbo. Jim indicated reading it and said the applicant should specify something and suggested he reach out to the supplier for options. Jim said he has no issues with the plants and they could take the note off; Neil agreed. Jim requested they add some sort of trees, i.e., evergreens, spruces, shade trees stating it would be nice to see this in the distance (at the existing parking lot in the rear), however, keeping in mind snow removal areas. He also stated (at the wet ponds) it would be nice to see a little more attraction rather than green grass; Neil agreed to research this area. Al McMahon had no comments. Scott Soyster had no comments. Ron DeTota stated he will finalize stormwater issues over the next week.

Russ asked for questions/comments from the public. None received.

A motion was made by Scott Soyster seconded by Michelle Borton to adjourn Case #2022-050 – American Steel and Aluminum – 4601 Crown Road – Amended Site Plan to January 11, 2023.

Motion Carried 7-0

Public Hearings (Old Business/Open and Adjourned):

****Case #2022-23 – Westside Properties FRSW, LLC/7458 Oswego Road (3) – 7458 Oswego Road – Amended Site Plan (Adjourned from 7 previous meetings).** Jeremy Arts, Arts Design Group/AnCor, presented on behalf of the applicant noting a parking lot expansion to the back of the building continues, lighting and stormwater have been addressed, as well as, removal of the front driveway and walkway completed. A stormwater basin was added to accommodate water concerns and site lighting adjusted to prevent overflow on the property lines. Hal Henty asked the height of the poles as the information listed is very small print. Jeremy noted 30' from the detail sheet and Hal explained this is much too high. Michelle Borton suggested a maximum height be provided and Karen Guinup stated 26' mounting height; all agreed. Jim Palumbo asked the pole height be placed on the drawing. He also noted the pole locations and recommended exploring cut-off shields; Jeremy said he would research this. Lastly, Jeremy stated easement agreements have been provided. Ron DeTota thanked Jeremy for providing required information, however, stated he will need to put in a swale to direct water to the retention basin. Karen noted the parking spaces are 9-1/2' and asked the length; this was located on the drawing as 20'.

Russ asked for questions/comments from the public. None received.

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn Case #2022-023 – Westside Properties FRSW, LLC/7458 Oswego Road (3) – 7458 Oswego Road – Amended Site Plan to December 14, 2022.

Motion Carried 7-0

****Case #2022-036 – Pizza Hut (3) – 7365 Oswego Road – Amended Site Plan (Adjourned from 1 previous meeting).** The applicant requested an adjournment.

A motion was made by Michelle Borton seconded by Jim Palumbo to adjourn Case #2022-036 – Pizza Hut – 7365 Oswego Road - Amended Site Plan to December 14, 2022.

Motion Carried 7-0

Regular Meeting
Planning Board
November 16, 2022

****Case #2022-034 – B&C Storage (3) – 7988 Morgan Road – Amended Site Plan.** The applicant requested an adjournment. The applicant requested an adjournment.

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn Case #2022-034 – B&C Storage - 7988 Morgan Road - Amended Site Plan to December 14, 2022.

Motion Carried 7-0

****Case #2022-035 – O’Reilly Auto Parts (3) – 3906 Brewerton Road – Amended Site Plan (Adjourned from 2 previous meetings).** The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Al McMahon to adjourn Case #2022-035 – O’Reilly Auto Parts – 3906 Brewerton Road – Amended Site Plan to December 14, 2022

Motion Carried 7-0

****Case #2022-038 – Auburn Community Federal Credit Union (3) – 7538 Oswego Road – Amended Site Plan.** Joshua Oot, Labella Associates, spoke on behalf of the applicant noting, per the last discussion, making changes to the plan. It was determined to remove the dumpster and have bins stored indoors, similar to the main Auburn branch. As well, added a future 20’ access point to the east and west. Joshua introduced Paul Curtin, Attorney representing the bank. Paul stated he has been retained to go over the records and requests the Planning Board has made as well as the Onondaga County comments regarding inter-connectivity and eliminating curb cuts. He noted, as this is not a clean slate and is unsure what contiguous uses will be, it appears to create a benefit and economic burden on his client’s property. He stated they are willing to do what is reasonable for this inter-connectivity, however, after research it is not wise where the point of inter-connectivity will be and asked a reserve be placed on it for the future and until real plans for development are made. Russ Mitchell stated the Board seeks paving to the property line pointing out this has been discussed and noted since day one of hearing this case. Russ asked why the easement in back of the property was changed and why decided not to be in front. Joshua stated they were looking at the least disruptive location. Russ explained the Board looks at circulation and read a paragraph from the Onondaga County comments. He stated the Board is not asking for something that hasn’t already been done with other cases. Russ pointed out, perhaps stubbing the upper front and stubbing in the other area as a consideration, stating that’s all of the paving and bringing the 20’ easement into the property line. Paul stated he agrees with the first stubbing, but it is difficult and with the full access point will depend on what goes into the other four lots. Karen Guinup stated they have an advantage of where they want the connection to go and the others will have to seek approval from them as it moves forward. By putting it in the back, there will be more traffic and won’t circulate the whole site well. Ron DeTota spoke noting concern with the inlet drainage point and said the bank has an obligation to maintain that and mitigation of how to address. The road could be a barrier and become an impediment of overland flow; there is an obligation to maintain a flow path. Ron explained the first client in will set where the connect is and offered several project examples in the Town where these same instances have occurred and were resolved. Paul asked to confer with his client. After a private discussion, it was agreed to stub out as suggested and negotiate with a cross access agreement with rights reserved. Ron reminded Joshua he will need the detail of what the top binder will be, i.e., gravel, etc. Lastly, Russ told them they needed to have seals put on the drawings.

Russ asked for questions/comments from the public. None received.

Regular Meeting
Planning Board
November 16, 2022

A motion was made by Michelle Borton seconded by Scott Soyster to adjourn Case #2022-038 – Auburn Community Federal Credit Union – 7538 Oswego Road – Amended Site Plan to December 14, 2022.

Motion Carried 7-0

Case #2022-045 – **Clay Marketplace (Phases 1-3) (3) N/E corner of NYS Route 31 and Henry Clay Boulevard – Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Al McMahon to adjourn Case #2022-045 – Clay Marketplace (Phases 1-3) N/E corner of NYS Route 31 and Henry Clay Boulevard – Site Plan to December 14, 2022.

Motion Carried 7-0

Closed Hearings – Board/Applicant discussions:

None.

New Business

Signs:

Kassis Superior Signs/J J Mart Beer • Soda • Exotic Snacks • Phone Accessories - Zoned RC-1, Permit #53,174.

1 – Wall sign. The applicant is proposing Internal Illumination Led wall sign, 36 square feet, when 36 square feet is allowed. The proposed sign will meet the code.

A motion was made by Hal Henty seconded by Scott Soyster granting approval of Sign Permit #53,174– Kassis Superior Signs – J J Mart Beer • Soda • Exotic Snacks • Phone Accessories.

Motion Carried 7-0

LJR Engineers – Ravada Hill Apartments – 4850 Buckley Road - Zoned R-APT, Permit #53,192

1 – Freestanding sign - The applicant wants to install a 24 square foot freestanding monument sign when 24 square feet are allowed. The proposed sign will meet the code.

A motion was made by Hal Henty seconded by Scott Soyster granting approval of Sign Permit #53,192– LJR Engineers - Ravada Hill Apartments – 4859 Buckley Road.

Motion Carried 6-0

Work Session:

None.

Regular Meeting
Planning Board
November 16, 2022

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

A motion was made by Michelle Borton seconded by Scott Soyster granting approval to adjourn the meeting at 9:08 p.m.

Motion Carried 7-0

The next meeting is slated for December 14, 2022.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Judy Rios".

Judy Rios
Planning Board Secretary