

Regular Meeting
Planning Board
February 15, 2023

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 15th day of February 2023. 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	Deputy Chair
	Karen Guinup	Member
	Hal Henty	Member
	Al McMahon	Member
	Jim Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineering

ABSENT: Scott Soyster Member

A motion was made by Michelle Borton seconded by Karen Guinup granting approval of the minutes from the January 25, 2023 Regular meeting.

Motion Carried 5-1 (Al McMahon abstained due to absence)

Public Hearings (New Business):

**Case #2023-002 – National Grid HCB Building #2 Office Trailer Alterations (3) - 7437 Henry Clay Boulevard – Amended Site Plan. Derek Krehnhold, Nelson Associates, presented on behalf of the applicant distributing updated drawings to the Board noting a slight modification to the dumpster and salt enclosure; he stated there is no modifications to the existing site plan. The survey is from National Grid which shows boundaries and easement information. Russ Mitchell asked if they are just dropping a trailer and the applicant said, yes, however it does require electric service. Russ noted the Town does not have the original site plans for this area and the applicant stated he has old recorded drawings (from the 80's – 90's) and a full site plan, if helpful. Russ said, yes, and asked him to provide all to the Planning Department. As well, Russ requested they provide an as-built plan of the entire site and cloud in what they are changing. He pointed out, if they plan to keep the two (2) dumpsters in the back, they will need to locate them on the plan, expressing the Town prefers enclosures. Further, Russ questioned a building that appears to be located slightly on their property. The applicant said the survey shows it very close to the property line and he will check to see if it crosses over. Mark Territo spoke stating, if it does cross over they should seek to have the property line adjusted, as it could be a problem when they go to sell. Jim Palumbo indicated it showing on the survey as well. Michelle Borton asked the applicant expand on the zoning summary and list what is existing, parking, etc. Lastly, the applicant explained stated the need for the trailer is due to National Grid adding training requirements for their lineman; a trailer is conducive for this additional program.

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

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A motion was made by Hal Henty seconded by Jim Palumbo to adjourn Case #2023-002 – National Grid HCB Building #2 Office Trailer Alterations (3) – 7437 Henry Clay Boulevard – Amended Site Plan to March 8, 2023.

Motion Carried 6-0

Public Hearing (Old Business/Open and Adjourned):

Case #2022-034 – **B&C Storage (3) – 7988 Morgan Road – Amended Site Plan (Adjourned from 7 previous meetings). The applicant was available for presentation. Russ Mitchell spoke, stating the work they were asked to do is complete and unless there was any new developments, no presentation was needed. Hal Henty commented and thanked them for the lighting cut sheets. The applicant noted they received right-of-way acceptance at the last Town Board Meeting held on February 6, 2023.

Russ asked for questions/comments from the public.

Rob Bick commented and asked what work, if any, was being done in the back area. The applicant stated nothing, however, a few years ago they had received approval from the Board for some work to be done then, but there is no ongoing construction.

Hearing no further questions/comments, Russ closed the hearing.

Jim Palumbo read: In the matter of the application of the Planning Board Case #2022-034 for B&C Storage -7988 Morgan Road – Amended Site Plan, I move the adoption of a resolution using standard form #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 resolution for the following reasons: The Amended Site Plan provided is compatible of the existing site conditions. Seconded by Michelle Borton.

Motion Carried 6-0

Jim Palumbo read: In the matter of the application of Planning Board Case #2022-034 for B&C Storage – 7988 Morgan Road – Amended Site Plan, I move the adoption of a resolution using standard form #20 – Site Plan, granted based on a map by RZ Engineering, dated February 13, 2017, revised September 27, 2022 and numbered C-0a, C-0b, C-1, C-2, C-3, C-4a, and C-4b. Plus survey sheet 1 of 1 dated March 18, 2022. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Al McMahon.

Motion Carried 6-0

****Case #2022-035 O'Reilly Auto Parts (3) – 3906 Brewerton Road – Amended Site Plan (Adjourned from 5 previous meetings).** Tiffany Lawson, representative for O'Reilly Auto Parts presented on behalf of the applicant noting Blake Ryan, Civil Engineer for VAA, and Peter Puskuldjian, Architect at CASCO, also in attendance. Russ Mitchell spoke stating a recent submitted set of drawings is inadequate. There is no photometrics, no landscaping plan, and no lighting plan, as previously requested. A lighting plan is essential as the Board needs to see there is no spillage on the highway. Peter asked if they need to visit the site and identify the existing lighting and Russ said, yes, and submit a photometrics sheet that is separate from the landscaping sheet. Russ noted the site plan is the only drawing stamped by a Professional Engineer (P.E.), the elevation drawing is good, but needs to be numbered and stamped by a P.E. Russ pointed out the original drawing(s) submission was good, it needed a few added items and advised the start over using that set. A discussion ensued regarding addition of an overhead door and Tiffany said it was taken off as it did appear bottle-necked. Jim Palumbo noted there is no consistency of the drawings. Tiffany apologized stating the miscommunication was from their side as the landlord stated the Board was looking for more colored and simplified drawings. Russ said he was incorrect with that message. Tiffany said she understands and will submit formal drawings. Further, Russ stated Mr. Muraco owns this 9,000 sq. ft. building and can add other tenants, which makes a difference to the site. The Board wants O'Reilly to take care of their parking and obtain a variance from the Town's Zoning Board. Russ recommended they speak with Mark Territo and get on the next ZBA agenda; Tiffany agreed. Michelle Borton asked if they had spoken with Onondaga County about signs on the property as they appear to be in the right-of-way. Tiffany said all information was provided and they received an email today from James Fensken and Jeffrey Deep that they had no comments or concerns. Russ said the Board will need a copy of this email. He also asked if they received the County's comments and Tiffany said, yes. Hal Henty asked if they understood the photometrics request and Tiffany said, yes and they are not making any changes to the existing outside lighting and will note this on the drawing. Karen Guinup asked if they heard back regarding the ingress/egress and Tiffany said, all was sent to the County and included in the email as noted above; she will provide the email. Karen requested they include the email with their resubmission and provide copies to all of the Board. As well, Karen noted any signage on the buildings is not part of site plan approval. They will need so submit a separate application for signs. Karen also asked if they had any interaction with the landlord regarding the dumpster as there is only one on site; any future tenants will need their own and none will be allowed on the frontage of Route 11. Lastly, Karen stated if there plans are to use the current dumpster, the Board would like to see powder-coated metal gates that match the building. Tiffany agreed and said they have the dumpster information from the original submission. Russ thanked them for coming to the meeting and taking notes.

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

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn Case #2022-035 – O'Reilly Auto Parts (3) – 3906 Brewerton Road – Amended Site Plan to March 22, 2023.

Motion Carried 6-0

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Case #2022-036 – **Pizza Hut (3) – 7365 Oswego Road Amended Site Plan (Adjourned from 4 previous meetings). The applicant requested an adjournment.

A motion was made by Jim Palumbo seconded by Hal Henty to adjourn Case #2022-036 – Pizza Hut – 7365 Oswego Road – Amended Site Plan to March 22, 2023.

Motion Carried 6-0

New Business:

Signs: None

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 Jim Palumbo granting approval to adjourn the meeting at 8:15 p.m.

Motion Carried 6-0

The next meeting is slated for March 8, 2023

Respectfully Submitted,



Judy Rios
Planning Board Secretary