

Regular Meeting  
Planning Board  
May 24, 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 24<sup>th</sup> of May 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:

<b>PRESENT:</b>	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 Al McMahon granting approval of the minutes from the April 26, 2023 Regular Meeting.

**Motion Carried 6-0**

A motion was made by Karen Guinup seconded by Jim Palumbo granting approval of the minutes from the May 10, 2023 Regular Meeting.

**Motion Carried 6-0**

**Public Hearings (New Business):**

\*Case #2023-020 – Clifton Equipment (5) – 5334 NYS Route 31 – Zone Change Referral. Russ Mitchell explained this project is for two parcels, one zoned HC and the other RA-100, to be combined and although not referred by the Town Board, the Planning Board is required to make referrals.

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

A motion was made by Hal Henty seconded by Al McMahon to provide a favorable opinion to the Town Board for Case #2023-020 – Clifton Equipment – 5334 NYS Route 31 – Zone Change Referral.

**Motion Carried 6-0**

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A motion was made by Hal Henty to open Case #2023-022 – **Lands of Wheeler** – 9176 Mud Mill Road – Final Plat, seconded by Al McMahon.

**Motion Carried 6-0**

**\*\*Case #2022-021 – Lands of Wheeler (3) – 9176 Mud Mill Road – Preliminary Plat and Case #2023-022 – Lands of Wheeler – 9176 Mud Mill Road – Final Plat.** Tim Coyer spoke on behalf of the applicant noting this property consists of approximately 116 acres. The owner is seeking to subdivide the parcel into two lots; one lot will be 2.47 acres and contain the existing house and barn, which the owner plans to sell off; plans are to keep the second lot. Russ Mitchell asked about the wetlands and Tim said there has been no delineation. Karen Guinup asked if the owner is selling the house and barn and Tim said, yes. Karen asked about the existing livestock and Tim said, he was unsure but assumes they will not remain.

Russ Mitchell asked for questions/comments from the public, hearing none he closed Case #2022-021- Lands of Wheeler – 9176 Mud Mill Road – Preliminary Plat and Case #2023-022 – 9176 Mud Mill Road – Final Plat.

Al McMahon read: In the matter of the application of the Planning Board Case #2023-022 – Lands of Wheeler – 9176 Mud Mill Road – Final Plat, 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: It is in keeping with the existing character of the area. Seconded by Jim Palumbo

**Motion Carried 6-0**

Al McMahon read: In the matter of the application of Planning Board Case #2023-022 – Lands of Wheeler – 9176 Mud Mill Road – Final Plat, I move the adoption of a resolution using standard form #40 – Final Plat be granted based on a map by Ianuzi & Romans dated February 16, 2022 and numbered 13301.00. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Jim Palumbo.

**Motion Carried 6-0**

**\*\*Case #2023-023 – Starbucks Liverpool – Drive Thru (3) – 7567 Oswego Road – Amended Site Plan.** The applicant was not in attendance.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn Case #2023-023 – Starbucks Liverpool – Drive Thru – 7567 Oswego Road – Amended Site Plan to July 12, 2023.

**Motion Carried 6-0**

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**Public Hearing (Old Business/Open and Adjourned):**

**\*\*Case #2022-036 – Pizza Hut (3) – 7365 Oswego Road - Amended Site Plan (Adjourned from 7 previous meetings). The applicant requested an adjournment.**

A motion was made by Hal Henty seconded by Karen Guinup to adjourn Case #2022-036 – Pizza Hut – 7365 Oswego Road – Amended Site Plan to July 12, 2023.

**Motion Carried 6-0**

**\*\*Case #2023-018 – Quattro Development, LLC/Take 5 Oil Change – 7423 Oswego Road – Site Plan (Adjourned from 1 previous meeting). Ken Hurley, Bergmann Associates, was present on behalf of the applicant. Russ Mitchell asked Ken what changes were made to updated drawings and Ken stated the following: the case number has been added, traffic signage added, dumpster detail reads split face block, wording changed to Longbranch Road (word old removed), a shaded tree added, and wording on the utility changed to Town of Clay water department. Ken noted he continues working with Onondaga County DOT regarding curb cuts and has requested an approval letter, however, nothing has been communicated. Russ explained the County does take time and to continue follow through. Karen Guinup asked about the traffic and drainage data and Ken said he made the submission but received no response. Russ stated the Board does not approve with conditions and all documentation is needed to move forward; he provided Ken a copy of the County's comments.**

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn Case #2023-018 – Quattro Development, LLC/Take 5 Oil Change – 7423 Oswego Road – Site Plan to June 14, 2023.

**Motion Carried 6-0**

**Closed Hearings – (Board/Applicant only):**

None.

**New Business:**

**Case #2023-016 – White Pine Commerce Park – Route 31 (Multiple Parcels) – Zone Change Referral. Russ Mitchell announced a special meeting of the Town Board and the Planning Board, will be held on June 7, 2023, at 5:30 p.m. at the Liverpool High School Auditorium, 4338 Wetzels Rd., Liverpool, NY.**

A motion was made by Karen Guinup seconded by Hal Henty to adjourn Case #2023-016 – White Pine Commerce Park – Route 31 (Multiple Parcels) – Zone Change Referral to June 7, 2023.

**Motion Carried 6-0**

**Case #2023-022 – Lands of Wheeler – 9176 Mud Mill Road – Final Plat. This Case was combined with Case #2022-021 – Lands of Wheeler (3) – 9176 Mud Mill Road – Preliminary Plat, as noted above.**

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**Signs:**

**Signarama – *Van Hassler Brewing* – 8075 Oswego Road - Zoned RC-1, Permit #53,462.**

1 – Wall Sign - A 36 square foot, internally illuminated Led Wall Sign is proposed when 48 square feet is allowed. This sign will meet code.

A motion was made by Hal Henty seconded by Michelle Borton granting approval of Sign Permit #53,462 - Signarama – Van Hassler Brewing – 8075 Oswego Road.

**Motion Carried 6-0**

**Allied Sign Company – *Davidson Collision Center* – 3652 State Route 31 - Zoned RC-1, Permit #53,494.**

1 – Wall Sign - A 67.11 square foot, internally illuminated Led Wall Sign is proposed when 338.21 square feet is allowed. This sign will meet code.

A motion was made by Karen Guinup seconded by Hal Henty granting approval of Sign Permit #53,494 - Allied Sign Company – Davidson Collision Center – 3652 State Route 31.

**Motion Carried 6-0**

**Work Session:**

None.

**Motion Carried 6-0**

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

A motion was made by Karen Guinup seconded by Hal Henty granting approval to adjourn the meeting at 7:56 p.m.

**Motion Carried 6-0**

The next meeting is slated for June 14, 2023

Respectfully Submitted,

  
Judy Rios  
Planning Board Secretary