

Regular Meeting
Planning Board
June 14, 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 14th of June 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
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineering

A motion was made by Hal Henty seconded by Karen Guinup granting approval of the minutes from the May 24, 2023 Regular Meeting.

Motion Carried 6-1 (Scott Soyster abstained due to absence)

A motion was made by Jim Palumbo seconded by Al McMahon granting approval of the minutes from the June 7, 2023 Special Joint Meeting.

Motion Carried 6-1 (Scott Soyster abstained due to absence)

Russ Mitchell announced Case #2023-016 - **Onondaga County Industrial Development Agency/White Pine Commerce Park** – (5) White Pine Commerce Park – Zone Change Referral is inadvertently listed on the agenda as an open public hearing, however, this hearing was closed at the June 7, 2023 Special Joint Meeting and will be heard (today) under closed hearings.

Public Hearings (New Business):

*Case #2023-026 – **Equipment Share (3)** – SEC Dey Road and Edgecomb Drive – Special Permit. Zachary Belding spoke on behalf of the applicant noting he is seeking a Special Permit to allow for an outdoor storage area. Russ Mitchell asked what he plans to do there and Zachary said they rent heavy equipment to contractors such as manlifts, forklifts and other industrial equipment. Russ asked how the company attains business and Zachary said they have a storefront, but most people call to place an order, pick it up and leave. Russ pointed out the submitted concept plan is not acceptable and a site plan is needed showing all of the property, lighting, landscaping, photometrics, cut sheets, etc. Russ noted a question raised at a recent Town Board meeting regarding this project and if they'll be applying for a PILOT (payment in lieu of taxes) and Zachary said, no.

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

Al McMahon read: In the matter of the application of the Planning Board Case #2023-026 – Equipment Share – SEC Dey Road and Edgecomb Drive – Special Permit, I move the adoption of a resolution using standard form #10 – SEQR, that 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 keeping with the existing character of the area. Seconded by Jim Palumbo.

Motion Carried 7-0

Al McMahon read: In the matter of the application of the Planning Board Case #2023-026 – Equipment Share – SEC Dey Road and Edgecomb Drive – Special Permit, I move the adoption of a resolution using standard form #70 – Special Permit, granted based on a map by Bowman Consulting Group, sheet 1.0 noted: concept plan. Seconded by Jim Palumbo.

Motion Carried 7-0

Public Hearing (Old Business/Open and Adjourned):

Case #2022-008 – **Chick-fil-A, Inc. (3) – 3920 Brewerton Road – Special Permit (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2022-008 – Chick-fil-A, Inc. – 3920 Brewerton Road – Special Permit to July 26, 2023.

Motion Carried 7-0

Case #2022-009 – **Chick-fil-A, Inc. (3) – 3920 Brewerton Road – Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2022-009 – 3920 Brewerton Road – Site Plan to July 26, 2023.

Motion Carried 7-0

Case #2023-001 – **B & C Storage (3) – 4600 Weller Canning Street – Site Plan (Adjourned from 3 previous meetings). The applicant requested an adjournment.

A motion was made by Al McMahon seconded by Jim Palumbo to adjourn Case #2023-001 – B & C Storage – 4600 Weller Canning Street – Site Plan to July 26, 2023.

Motion Carried 7-0

Case #2023-007 – **Onondaga Physical Therapy Parking Lot Expansion/Lauris Rigdon (3) – 8390-8392 Oswego Road – Amended Site Plan (Adjourned from 3 previous meetings). The applicant requested an adjournment.

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A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn Case #2023-007 – Onondaga Physical Therapy Parking Lot Expansion/*Lauris Rigdon* - 8390-8392 Oswego Road – Amended Site Plan to July 12, 2023.

Motion Carried 7-0

*Case #2023-009 – **Tidal Wave Auto Spa/Norwood Holding, LLC** (5) – 5004, 5008 & 5014 West Taft Road – Zone Change Referral (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn Case #2023-009 – Tidal Wave Auto Spa/Norwood Holding, LLC – 5004, 5008 & 5014 West Taft Road – Zone Change Referral to July 26, 2023.

Motion Carried 7-0

Case #2023-018 – **Quattro Development, LLC/Take 5 Oil Change (3) – 7423 Oswego Road – Site Plan (Adjourned from 2 previous meetings). The applicant requested an adjournment.

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn Case #2023-018 – Quattro Development, LLC/Take 5 Oil Change – 7423 Oswego Road – Site Plan to July 12, 2023.

Motion Carried 7-0

Closed Hearings – (Board/Applicant only):

*Case #2023-016 – **Onondaga County Industrial Development Agency/White Pine Commerce Park** – (5) White Pine Commerce Park – Zone Change Referral.

Russ Mitchell read the following statement as prepared by and on behalf of the Planning Board:

In the matter of the application of the Planning Board Case #2023-016 for the referral of a zone change for the White Pines Commerce Park, the Planning Board puts forth the following comments: That the Town Board be encouraged to be confident that a clear process is put in place to address future cumulative impacts to roads, public utilities and any development pressures associated with the rapid growth that this change would facilitate. This includes how these impacts will be studied, funded, designed, and constructed in a timely manner. Although many of these impacts cannot be accurately anticipated until later in the project timeline, the Town Board members need to be sure that they can protect the Town's interests so that growth happens intentionally and the residents can benefit from this opportunity being presented.

Such considerations/suggestions are (but not limited to) the following:

1. Widen Verplank Road from 481 east to Caughdenoy Road by the end of 2024.
2. Widen Verplank Road west to Route 57 to a future date. i.e. end of 2025.
3. Onondaga County to give Rivers Pointe and Harke Farms Developments access to Verplank Road by the end of 2025.

4. All future development along Verplank Road and/or parcels that border Route 31 and Verplank will have access to Verplank as well as Route 31.
5. Town of Clay to abandon Burnet Road and turn it over to Onondaga County near the end of 2023.
6. Commitment to pull demolition permits for all structures owned by OCIDA and remove all debris by end of 2023.
7. Allow the future Great Northern project to have ingress/egress access to Verplank Road by the end of 2025.
8. Assure adequate capacities of local emergency responder entities (i.e. police, fire department, and medical responders, etc.) are currently available or are to be made capable as might be necessary to maintain potential needs for a large industrial zone.

Russ Mitchell polled the Board as follows regarding the Zone Change:

- Hal Henty agrees with the statement as read by Russ and wants all the items taken care of and looked at for future growth for the Town; in favor.
- Scott Soyster agrees with the comments noting it is a clear statement; in favor.
- Al McMahan agrees with the comments noting they are valid points; in favor.
- Jim Palumbo is in favor of the zone change and believes the Town Board will look at the recommendations and feels Micron is great for the Town of Clay and greater Syracuse area.
- Karen Guinup does not feel there is sufficient data as provided in the EAF and cannot give a favorable recommendation.
- Michelle Borton is in favor and recommends the Town Board meet and discuss the comments as presented.
- Russ Mitchell noted being involved with Town of Clay Board(s) over 20 years and his advocacy in protecting the residents. He states Micron is the biggest project that's come before any Board and County and this project will need due diligence. When it comes for Site Plan review the Planning Board will be diligent to ensure the best plan is set forth. Russ stated Amazon is a recent large project and it looks good and blends in well. The concern is the same for Micron, to be sure it blends in and especially with residents to the south of Route 31. Russ is in favor of the project and believes it is good for the Town. He will continue to advocate and protect the Town residents. Lastly, he stated the next step is to supply these comments and statement to the Town Board noting 6 in favor and 1 against.

New Business:

Public Meeting to review the **2022-2023 Annual Report for the Town of Clay Stormwater Management Program (SWMP)** as part of the Phase II Stormwater Regulations as promulgated by the New York State Department of Environmental Conservation.

Ron DeTota, C&S Engineering, presented the 2022-2023 MS4 Annual Report and distributed copies to the Board Members. Ron explained what an MS-4 report is: A municipal separate storm sewer system and/or publicly-owned conveyance or system of conveyances (including but not limited to streets, ditches, catch basins, curbs, gutters, and storm drains) that is designed or used for collecting or conveying stormwater and the discharges to surface waters. He noted as stormwater flows over streets and other impervious surfaces, it sweeps up pollutants such as oils, chemicals, pathogens, and sediments. In separate sewer areas, this

pollution is carried by stormwater and discharged directly into local waterways. This can have a negative impact on water quality and recreational uses. The Town of Clay is fortunate to have a Stormwater Coalition and safety and outreach as well as education remains a priority. There were minor issues since COVID with these topics and education has been offered less, but he notes seeing a good turn-around and everyone at the Town of Clay involved with stormwater has received training. Ron stated all inspections this year have been good with construction lagging a bit. He believes we will see a lot more oversight and management of existing facilities in the future. Ron stated there is good coordination with the Highway Department and C&S with the Highway personnel doing a great job. Lastly, he indicated a copy of the MS-4 Report is available on the Town of Clay's website for review. Russ Mitchell said it was good to work with C&S Engineering and thanked Ron for his work as the Planning Board representative from C&S.

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

Signs:

Design Shop Signs – Prom Central – 7421 Oswego Road - Zoned RC-1, Permit #53,556.

1 – Wall Sign - A 30 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 Scott Soyster seconded by Al McMahon granting approval of Sign Permit #53,556 - Design Shop Signs – Prom Central – 7421 Oswego Road.

Motion Carried 7-0

Signarama of Syracuse – JWD - JW Didado – 7822 Morgan Road – Zone I-1, Permit #53,580.

2 – Wall Signs – One 58.5 square foot internally illuminated Led Wall Sign is proposed when 274 square feet is allowed, and a second 58.5 square foot internally illuminated Led Wall Sign is proposed when 320 square feet is allowed. These signs will meet the code.

2 – Freestanding Signs – Two 16 square foot, internally illuminated Led freestanding signs are proposed when 32 square feet is allowed. These signs were compared to the Site Plan, that is to scale, and will meet the code.

Russ Mitchell noted the address number is needs to be added on both signs.

A motion was made by Scott Soyster seconded by Jim Palumbo granting approval of Sign Permit #53,580 - Signarama of Syracuse – JWD – JW Didado – 7822 Morgan Road.

Motion Carried 7-0

Work Session:

None.

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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 Karen Guinup granting approval to adjourn the meeting at 8:07 p.m.

Motion Carried 7-0

The next meeting is slated for July 12, 2023

Respectfully Submitted,


Judy Rios
Planning Board Secretary