

Regular Meeting
Planning Board
January 24, 2024

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 24th day of January 2024. The meeting was called to order by Chairman Mitchell at 7:30 P.M. All joined in the Pledge of Allegiance and upon roll being called, the following were:

PRESENT: Russ Mitchell Chairman
Michelle Borton Deputy Chair
Paul Graves Member
Karen Guinup Member
Hal Henty Member
Al McMahon Member
Jim Palumbo Member
Mark Territo Commissioner of Planning & Development
Marie Giannone Secretary to Planning Board
Kathleen Bennett Planning Board Attorney

ABSENT: Ron DeTota C&S Engineer

A motion was made by Mr. Graves and seconded by Mr. Palumbo to approve the minutes of the January 10, 2024 Regular Meeting.

Motion Carried 7-0.

Chairman Mitchell said there is a change to the meetings in March 2024. The March 27th meeting is cancelled and move the March 13th meeting to March 20, 2024. Note there will be only one meeting in March.

A motion was made by Ms. Borton cancelling the March 27, 2024 meeting and moving the March 13, 2024 meeting to March 20, 2024, whereby only one meeting is scheduled in March, Seconded by Ms. Guinup.

Motion Carried 7-0.

New Business:

Case #2023-052 – **Mike Tormey/Buckley Warehouse (3) – 4583 Buckley Road
– Site Plan

Ms. Alex Samoray, Keplinger Freeman Associates, addressed the board on behalf of the applicant. The applicant, Buckley Warehouse, is proposing to construct a 58,000-sf warehouse,

Regular Meeting
Planning Board
January 24, 2024

45 parking spaces, six loading docks, and exterior improvements on a 16.7-acre parcel in an Industrial (I-1) zoning district at 4583 Buckley Road. The site contains an existing warehouse on the eastern side of the property, a parking lot at the center of the lot and exterior storage at the rear, wooded and lawn areas cover the western and northern sides. The plan also shows a possible Phase II pavement expansion.

Chairman Mitchell had the following comments to the applicant on the presentation of this site plan:

- ✓ Drawings need to be in better order
- ✓ Buckley Road name needs to be visibly shown on the drawings
- ✓ Project area needs to be better defined
- ✓ Existing building needs dimensions shown
- ✓ Are there two different parcels or one?
- ✓ Directions are incorrect on drawings
- ✓ Sub division needs to be provided before any further discussion

Chairman Mitchell asked the applicant if this is for the whole parcel or a sub division. Ms. Samoray said on the layout plan there is a line indicating sub dividing the parcel and construct a warehouse facility on the western side of the lot with a 34 space parking lot between the building and road. The outdoor storage will be expanded for a proposed Phase II expansion.

Chairman Mitchell referred to the second set of plans which shows the location of the new building and had the following comments and corrections to be made:

- ✓ This set of plans actually is showing floor plan (toilets on them which should be considered in the floor plans)
- ✓ Need total height of building
- ✓ West elevation is actually the South elevation (where the front door is located)
- ✓ South is West elevation (no door)
- ✓ East elevation is actually North elevation
- ✓ North elevation is actually East elevation
- ✓ Elevation sheets should not be mingled with other sheets

Questions from the Board:

Mr. Henty said photometric plans needs to be on a separate sheet.

Regular Meeting
Planning Board
January 24, 2024

Mr. Palumbo spoke on the landscaping plan and there should be low plantings of shrubs on the top of the berm along with the grass shown on the plan.

Ms. Borton referred to the resolution of the OCPB to be sure sign offs are obtained for easements belonging to NMPC, buckeye pipeline and petroleum gas line which crosses the rear of the site. Documentation is also needed as the site may contain Indiana Bat or its habitat. This area may have trees removed as part of the proposed project.

Ms. Borton asked about storage. Mr. Tormey, Buckley Warehouse, stated there is no tenant yet.

Mr. Territo, Commissioner of Planning, said zoning is vague because there is no product for storage at this time.

Ms. Guinup questioned six parking spaces. Driveway is 28 ft wide which reduces to 24 ft. This is a turning radius for trucks. Also, side yard setback is 25 ft per town code. Applicant is proposing 48 ft. Need to have this shown on plans.

A motion was made by Mr. Henty to adjourned this Case #2023-052 – **Mike Tormey/Buckley Warehouse** (3) – 4583 Buckley Road, – Site Plan to February 28, 2024. Seconded by Mr. Palumbo.

Old Business:

****Case #2023-041 – Splash Car Wash** (3) – 7795 Oswego Road – Amended Site Plan (Adjourned from 5 previous meetings)

A motion was made by Mr. Henty to adjourned ****Case #2023-041 – Splash Car Wash** (3) – 7795 Oswego Road – Amended Site Plan (Adjourned from 5 previous meetings) to February 28, 2024. Seconded by Mr. McMahon.

Signs:

Allied Sign Company – B&C Storage – 4600 Weller Canning Road, Zoned 1-, Permit #53,993

1 Wall Sign, The applicant is proposing one 23.17 square foot internally illuminated LED Wall Sign, where 100 square feet is allowed. This sign will meet code.

Motion made by Mr. Henty to approve one 23.17 square foot internally illuminated LED Wall Sign, where 100 square feet is allowed, which meets code, Permit #53,993 for B&C Storage, 4600 Weller Canning Road. Seconded by Ms. Guinup.

Regular Meeting
Planning Board
January 24, 2024

**Sign and Lighting Service – Take 5 Oil Change – 7423 Oswego Rd Zoned LuC-1,
Permit #53,991**

2 – Wall Signs – The applicant is proposing one 26.9 square foot internally illuminated LED Front Wall sign, where 55 square feet is allowed, and one 32.58 square foot internally illuminated LED Side Wall Sign where 38.3 square feet is allowed. These signs will meet code.

1 – Freestanding Sign -A 23.16 square foot, Freestanding Sign is proposed when 32 square feet is allowed. This sign will meet code.

Motion made by Mr. Graves for one 26.9 square foot internally illuminated LED Front Wall sign, with the address on pole, at Take 5 Oil Change, 7423 Oswego Rd, where 55 square feet is allowed, and one 32.58 square foot internally illuminated LED Side Wall Sign where 38.3 square feet is allowed on Permit #53,991. These signs will meet code, and 1 – Freestanding Sign -A 23.16 square foot, when 32 square feet is allowed. This sign will meet code. Seconded by Mr. Palumbo.

A motion was made by Ms. Borton, seconded by Ms. Guinup to adjourn this regular meeting. Next meeting is scheduled for February 14, 2024.

Respectfully submitted,



Marie Giannone
Planning Board Secretary