

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 10th day of April 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
Karen Guinup Member
Hal Henty Member
Al McMahan Member
Jim Palumbo Member
Mark Territo Commissioner of Planning & Development
Marie Giannone Secretary to Planning Board
Kathleen Bennett Planning Board Attorney
Ron DeTota C&S Engineer

ABSENT: Paul Graves

A motion was made by Ms. Guinup and seconded by Mr. Henty to approve the minutes of the March 20, 2024 Regular Meeting.

Motion Carried 6-0.

Chairman Mitchell stated on the agenda the cases to be adjourned this evening are:
Case #2024-009 Clay Commons Subdivision (Justin's Canine Care Training, Preliminary Plat
Case #2024-010 Justin's Canine Care Training Facility Site Plan
Case #2022-008 Chick-fil-A Special Permit
Case #2022-009 Chick-fil-A Site Plan
Case #2023-006 Emerald Lawn Care
Case #2023-009 Delta Sonic Car Wash
Case #2023-047 EquipmentShare – Syracuse
Case #2023-052 Mike Tormey/Buckley Warehouse (already adjourned to April 24, 2024)

Motion made by Mr. Henty to adjourn Case #2024-009 Clay Commons Subdivision (Justin's Canine Care Training Facility (3) – adjacent to Clay Commons Plaza, Oswego Road, Preliminary Plat to May 22, 2024. Seconded by Mr. Palumbo.

Motion Carried 6-0

Motion made by Mr. Palumbo to adjourn Case #2024-010 Justin's Canine Care Training Facility (3) – adjacent to Clay Commons Plaza, Oswego Road, Site Plan to May 22, 2024. Seconded by Mr. McMahan.

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Motion Carried 6-0

New Business:

Case #2024-012 – **KRSM Subdivision (Buckley Warehouse) (3) – 4583 Buckley Road, Preliminary Plat

Ms. Alex Samoray, Keplinger Freeman Associates, addressed the board on behalf of the applicant. Ms. Samoray said they are here for the preliminary plat review for the Buckley Warehouse subdivision which will go from one lot to two parcels. The first lot will encompass the existing facility as shown on the plan consisting of 6.32 acres. Lot 2 will be the proposed warehouse as submitted. The new lot is 10.44 acres.

Chairman Mitchell asked about the National Grid easement. Nothing is in this easement. Chairman Mitchell stated Buckeye Pipeline needs to sign off on their easement.

Ms. Borton asked if the easement has been abandoned or it is existing. Ms. Samoray said it is existing with nothing in it. Ms. Borton said that National Grid needs to sign off on this easement.

Mr. DeTota discussed the ingress/egress to be sure it encompasses the full driveway.

Chairman Mitchell asked if there are any questions/comments. None.

Motion made by Mr. Palumbo to adjourn Case #2024-012 KRSM Subdivision (Buckley Warehouse Preliminary Plat to May 8, 2024. Seconded by Mr. McMahon.

Motion Carried 6-0

Motion made by Ms. Guinup to adjourn Case # 2024-013 KRSM Subdivision Final Plat to May 8, 2024. Seconded by Mr. Henty.

Motion Carried 6-0

Chairman Mitchell said in looking at the site plan for KRSM Buckley Road Warehouse there are no ordinances listed on the site plan along with the size of the building. Chairman Mitchell said he gets an indication that the applicant is looking for approval of the entire site which encompasses both buildings. If that is the case the applicant needs to have all the parking indicated, size of the spaces, size of the building, which then can have the entire site approved whether the building will be used or not. Previously, the board thought the applicant was doing a subdivision just for the new warehouse and nothing done for the other side. The plan given to the board encompasses everything. Ms. Samoray said they are doing some clean up there. Ms. Guinup said we need the dimensions on the front building, clean up of the entrance, and adequate parking for the building.

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Case #2024-014 **Rescue Mission Parking Lot Expansion (3) 4660 Crossroads Park Drive,
Site Plan

Ms. Alex Samoray, Keplinger Freeman Associates and a staff member from Rescue Mission, Luanna, addressed the board. The proposal at 4460 Crossroads Park Drive includes repaving and expanding the current parking lot. The lot will go from 25 spaces to 67 spaces for the employees. Landscaping, site lighting and stormwater improvements are included in the proposal. The Rescue Mission hours are 7 am to 3:30 pm. Trucking operations are from 6 am to 8 pm 7 days a week. Weekday staffing in the warehouse is 65 employees maximum and weekend shifts operate with a maximum of 25 employees a day. There will be no change in traffic as existing traffic is primarily industrial, trucks coming and going from the facility and warehouse employees. This proposal is intended to better support the existing traffic to the site. Construction is anticipated to start the Summer 2024 and end Fall 2024.

Mr. Henty said the lighting has to be tipped exactly right.

No other questions from the board.

Chairman Mitchell asked if there were any questions/comments as this is a public hearing. Hearing none, the Chairman closed the public hearing.

Motion by Mr. McMahon - Mr. Chairman In the matter of the application of planning board case no. 2024-014 for Rescue Mission, Parking Lot Expansion, 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 declaration for the following reason: It is keeping with the use of the area. Seconded by Mr. Palumbo.

Motion Carried 6-0

Motion by Mr. McMahon - Mr. Chairman In the matter of the application of planning board case no. 2024-014 for Rescue Mission, Parking Lot Expansion, I move the adoption of a resolution using standard form #20 Site Plan be granted based on a map by Phillips & Associates Surveyors dated December 26, 2012 and numbered 1569.003 and Site Plan by Keplinger Freeman Associates Sheets L1.0, L2.0, L3.0, L4.0, L5.0 dated March 8, 2024. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Mr. Palumbo.

Motion Carried 6-0

Old Business:

Motion made by Mr. Henty to adjourn Case #2022-008 Chick-Fil-A – 3920 Brewerton Rd Special Permit and Case #2022-009 Chick-Fil-A – 3920 Brewerton Rd Site Plan to May 8, 2024. Seconded by Mr. McMahon.

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Motion Carried 6-0

Motion made by Mr. Henty to adjourn Case #2023-006 Emeral Lawn Care/Wetzel Road Properties LLC 4663 Wetzel Road Site Plan to May 22, 2024. Seconded by Mr. Palumbo.

Motion Carried 6-0

Motion made by Ms. Guinup to adjourn Case #2023-029 Delta Sonic Car Wash/Delta Sonic Car Wash Systems, Inc 3627 & 3809 State Route 31 Site Plan to May 8, 2024. Seconded by Ms. Borton.

Motion Carried 6-0

Case #2023-039 **Nik Loannidis/Gardenview Diner** (3) 3564 Route 31 Site Plan

Ms. Alex Samoray, Keplinger Freeman Associates, is present on behalf of the applicant. The Zoning Board of Appeals approved the area variance for a reduction in the perimeter landscape strip for the whole parcel from 12 feet to 4 feet (a 30-foot reduction to 12 feet was approved June 12, 2023 to allow for a restaurant). The fencing has been updated from a wood fence to a 6 ft vinyl privacy fence. The revision to sheet L3.0 is dated April 9, 2024.

There were no questions from the board. The chairman asked if there were any questions from the public as this is a public hearing, Hearing none, Chairman Mitchell closed this case.

Motion made by Mr. Palumbo – Mr. Chairman In the matter of the application of the planning board case No. 2023-039 for Gardenview Diner for site plan approval 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 reason: The proposed site plan is in keeping with surrounding properties of the Route 31 corridor. Seconded by Ms. Borton.

Motion Carried: 6-0

Motion made by Mr. Palumbo – Mr. Chairman In the matter of the application of the planning board case No. 2023-039 for Gardenview Diner for site plan approval, I move the adoption of a resolution using standard form #20 site plan be granted based on a map by Keplinger Freeman Associates dated October 4, 2022 with all the sheets being mentioned having a revision date of March 8, 2024 with the exception of L3.0 with a revision date of April 9, 2024. Sheets L1.0 through L6.0, as noted on cover sheet S-1, S-2 and P1. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Mr. McMahon

Motion Carried 6-0

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Case #2023-047 – **EquipmentShare** – Syracuse 7481 Henry Clay Blvd. Site Plan

Ms. Nicki Louloudis, Bowman Consulting is present to address the board on behalf of the applicant EquipmentShare. Ms. Louloudis said they are 99% complete with the comments made at the February 14, 2024 meeting as follows:

Lights are 35 feet high (mounting height); maximum is 26 feet. This will be revised.
Fencing – 72” chain link with barb wire and 96” chain link without barb wire. Commissioner Territo said there is no restriction to using barb wire as this is an industrial site. Ms. Borton asked if there is a height restriction. Commissioner Territo said no restriction to a height as this is industrial area.

Ms. Louloudis said the fueling stations will have two tanks – one will have 1,000-gal diesel and one 500 gal for gasoline.

Irrigation has been taken out of right of way (ROW).

DEC indicated there is Indiana Bat two- and one-half miles away which has to be addressed with DEC to see what measures are needed.

There will be a 25 ft buffer along the front with landscaping. Ms. Louloudis was not sure what type of landscaping will be needed. Mr. Palumbo said this has to be proposed to us in the site plan for our review and if changes needed to be made.

Chairman Mitchell asked if there were any questions as this is a public hearing. None

Motion made by Mr. Henty to adjourn Case #2023-047 to May 22, 2024. Seconded by Mr. McMahon.

Motion Carried: 6-0

Motion made by Ms. Borton to adjourn Case #2024-008 - Justin’s Canine Care Training Facility (3) – adjacent to Clay Commons Plaza, Oswego Road, Final Plat to May 22, 2024. Seconded by Mr. Henty.

Motion Carried 6-0

Signs

Kassis Signs – Sky Zone – 4155 NYS Route 31 Zoned RC-1, Permit #54,083

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Motion made by Mr. Palumbo to approved two wall signs on Permit #54083 for Kassis Signs – Sky Zone at 4155 Route 31, Zoned RC-1 - Sign #1 - A 68 square foot, Internally Illuminated Led Wall Sign is proposed when 192 square feet is allowed. This sign will meet code. And Sign #2 – A 73 square foot, internally illuminated Led Wall Sign is proposed when 192 square feet is allowed. This sign will meet code. Seconded by Mr. Mahon

Motion Carried: 6-0

Charles Signs – Custom Wealth Management (formerly Rockland) – 7293 Buckley Road

Zoned O-2, Permit #54,095

1 - Wall Sign – A 32 square foot, Internally Illuminated Led Wall Sign is proposed when 48.7 square feet is allowed. This sign will meet code.

1 – Freestanding Sign – A reface of an existing freestanding sign. This sign will meet code.

This was not approved.

Motion made by Mr. Henty to adjourn this meeting at 8:25 p.m. Next meeting is April 24, 2024.
Seconded by Ms. Guinup.

Respectfully submitted,



Marie Giannone
Secretary – Planning Board