

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 12th day of June 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
Jim Palumbo Member
Paul Graves Member
Al McMahan Member
Mark Territo Commissioner of Planning & Development
Marie Giannone Secretary to Planning Board
Kathleen Bennett Planning Board Attorney
Ron DeTota C&S Engineer

A motion was made by Mr. Graves and seconded by Mr. Palumbo to approve the minutes of the May 22, 2024 Regular Meeting.

Mr. McMahan abstained from voting as he was absent at the May 8, 2024 meeting.

Motion Carried: 6-0

Signs

The Image Press, IBEW Local 43, 4566 Waterhouse Road. Zoned I-1, Permit #54,284
2 – Wall Signs – A 282.8 square foot, internally illuminated LED Wall Sign is proposed when 324.5 square feet are allowed. A 16.8 square foot, internally illuminated LED Wall Sign is proposed when 201.6 square feet are allowed. These signs will meet code.

1 – Freestanding Sign - A 32 square foot, internally illuminated LED freestanding sign is proposed when 32 square feet are allowed. This sign will meet the code.

Mr. John Yard of The Image Press representing IBEW is present to address the board. Chairman Mitchell said the street address needs to be shown on both sides of the monument sign. Mr. Yard said it is a double-sided sign and the street address will be shown on both sides facing each direction. Chairman Mitchell said this will be approved stating the street address will be shown on the sign.

Motion made by Mr. Henty to approve IBEW Local 43 signs on permit #54,284 with street address located on each side of sign. Seconded by Ms. Guinup.

Motion Carried: 7-0

Rapp Signs Inc – Dunkin’ – 4206 NYS Route 31, Zoned RC-1, Permit #54,249

1 – Wall Sign – A 22 square foot, internally illuminated LED Wall Sign is proposed when 114 square feet is allowed. This sign will update to the current logo and will meet code. Additionally, the applicant is changing the panel in the freestanding sign, and the panels in the directional signage.

Ms. Corinne Sands, Rapp Signs Inc., representing Dunkin’, 4206 NYS Route 31, is present to address the board. Ms. Sands stated the signs will be changed to Dunkin’.

Motion made by Mr. Graves for a 22 ft internally illuminated LED wall sign, 4206 NYS Rt 31, on permit # 54,249. Seconded by Mr. Palumbo.

Motion Carried 7-0.

Sign & Lighting Services – Take 5 Oil Change – 7423 Oswego Road, Zoned LuC-1, Permit #54,252

3 – Wall Signs – One 21.67 square foot internally illuminated LED Wall Sign, one 47.59 square foot, and one 27.69 square foot sign are proposed to complete the sign package. The applicant previously received approval for the existing signage, and then received a variance for additional signage. These signs will meet the code.

Mr. Kirk Wright, Sign & Lighting Services, representing Take 5 Oil Change, 7423 Oswego Rd., is present to address the board.

Mr. Wright said they are removing the present signs and replacing these signs with Oil Change Stay in Your Car as shown on diagrams presented to the board. One sign will face Rt. 57 and the other sign is in the back of the building which is the oil change entrance. The sign facing Rt 57 is for advertising stay in your car oil change.

Motion made by Mr. Graves to approve Take 5 Oil Change, 7423 Oswego Road, sign package on permit #54,252. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

Metropolitan Signs – Longbranch Plaza Sign Plan – 4255 Longbranch Road. Zoned RC-1, Permit #54,245

5 – Wall Signs – Five (5) 16 square foot, internally illuminated LED Wall Sign to replace existing signage are proposed when 38.8, 18.36, 18.36, 18.36, and 38.8 square feet are allowed. These signs will meet code.

No one from Metropolitan Signs is present. The board reviewed this application.

Motion made by Mr. Graves to approved Longbranch Plaza Sign Plan, 4255 Longbranch Road, on Permit #54,245. Seconded by Mr. McMahon.

Motion Carried: 7-0.

Public Hearings:

New Business:

Case #2024-029 – **National Grid (3) – 7437 Henry Clay Blvd., Amended Site Plan.
Mr. Neal Zinsmeyer, Napierala Consulting, representing National Grid is present to address the board. Mr. Zinsmeyer said they are looking to build a small storage facility at the furthest point on the property. There will be no sewer or water connections as this will be used for storage in a more secure location.

Chairman Mitchell asked if there were any questions from the board. Mr. Palumbo mentioned about the stormwater during construction. Mr. Zinsmeyer said they will work with the town engineer on control measure for stormwater during the construction phase. Mr. DeTota, town engineer, mentioned about extending the pavement out around the property.

Chairman Mitchell asked if there were any questions as this is a public hearing, None. Chairman Mitchell closed the public hearing and asked for a motion.

Motion made by Mr. Palumbo – Mr. Chairman: In the matter of the application of the planning board case No. 2024-029 for National Grid 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. Seconded by Mr. McMahon.

Motion Carried: 7-0.

Motion made by Mr. Palumbo – Mr. Chairman: In the matter of the application of planning board case No. 2024-029 for National Grid Amended Site Plan for a proposed storage building, I move the adoption of a resolution using standard form #20 – Site Plan be granted based on a map by Napierala Consulting Engineers dated August 3, 2022 revised March 20, 2024 and numbered C-1 & C-2 as well as architectural drawings by VIP Architecture dated March 6, 2024, sheets A-101, A-201 and A-301 conditioned upon approval of all legal and engineering requirements of the Town of Clay, and the revised site plan dated June 12, 2024. Seconded by Mr. Graves.

Motion Carried: 7-0.

Case #2024-031 – **Whitestone Apartments (3) – NYS Route 31, Site Plan

Mr. James Trasher, CHA Associates, representing Whitestone Apartments, is present to address the board with drawings of the site plan. Mr. Trasher said the applicant is proposing construction of a 240-unit apartment facility on two parcels of approximately 47 acres in RD-1 and R-APT zoning districts. The site is located near major intersection of Moyers Corners and county Rt. 57, surrounded by various big box retail stores along Route 31, Sharon Chevrolet adjacent to the site and Davidson Ford of Clay across the road from the site. The site plan shows three proposed commercial buildings and four 5 story apartment buildings, clubhouse and nine garage buildings near the site of apartments. The proposal shows two entry lanes and four exit lanes at an existing signal light intersection onto Route 31 and a right in only driveway from Route 31. The proposed apartments of 240 units will consist of 116 one bedroom, 104 two bedroom and 20 three-bedroom units.

Mr. Trasher said the applicant is looking for site plan approval for the apartment complex only.

Mr. Trasher said a traffic impact study was completed and submitted to NYSDOT this date. Copies will be provided to the board. The site contains federal wetlands and fill within wetlands are proposed to create road crossings not to exceed 0.5 acres. Mr. Trasher showed on the drawing a parcel containing NY Central Lines bisects a portion of the site, where the rail lines run from southeast to northwest. A 20 feet National Grid easement runs parallel to the tracks along the north side. New public water is proposed as the anticipation usage is 44,070 gallons per day.

Mr. Trasher said the out parcel in front of the proposed plan is being actively worked on by real estate as tenants come in.

Mr. Trasher said they need to take care of sanitary sewer, gas and electric and water for the parcels shown. Mr. Trasher said their proposal is to run a sanitary sewer and easement stopping at the corner of Whitestone property with an access point for future development of surrounding properties.

Mr. Trasher concluded his presentation and asked the board for their comments and questions on the site plan.

Chairman Mitchell said the majority of the town of Clay has three story apartment units. There are no five story units (except for hotels). Chairman Mitchell said we would like to do what we feel is best for the town as we could possibly get inundated with apartments going forward. We are suggesting for this Whitestone project two 3 story apartment units in the front of the development and 2 four story apartment units in the back of the project. Also, the Clay Fire Department will also have their input to be sure their equipment can handle the height and maneuvering their equipment around the complex.

Chairman Mitchell asked about the start of the subdivision. Mr. Trasher said Ianuzi & Romans can prepare the subdivision map and have this for the next meeting of the planning board.

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Mr. Trasher described the five-story building with earth tone colors, stone wall on the front, balconies on some units.

Ms. Guinup said in looking at the picture of the apartment the earth tone colors appear dark. Mr. Trasher said he would bring in actual color samples for the board at the next meeting. Ms. Guinup said the front entrances could have the brick higher or have some design for appearance showing this is an entrance.

Ms. Guinup said the dumpster C-102 needs labelling and C603 gates show a solid vinyl fence which needs to be changed according to the samples in the packet received.

Ms. Borton said an approval is needed on page 2 of the EAF. Pedestrian crossing needs to be added on the site plan from the apartments to the commercial to the crossing poles at the signal light.

Mr. Henty said nothing yet on lighting.

Mr. Palumbo agreed that seeing actual samples of the colors will be helpful. These samples will be brought in to the next planning board meeting. Balconies darken the color; possibly a lighter color would work.

Mr. Territo, Commissioner of the Planning, said a subdivision is 10 acres not five acres as stated. With that being changed to 10 acres where is the access road leading out. Mr. Trasher said with ongoing meetings changes will be made whether it be a public road, access road and cross connection or maintain it as a private road.

Mr. Trasher asked if the SEQR process can be set up at this meeting.

Chairman Mitchell asked how active is real estate working on this commercial property. Mr. Trasher said this is being done on a daily basis.

Chairman Mitchell asked if there are any comments/questions from the public as this is a public hearing. Hearing none, the hearing was closed and asked for a motion.

Motion made by Ms. Borton. Mr. Chairman: In the matter of Planning Board Case No. 2024-031 for Whitestone Apartments, NYS Route 31, I move the adoption of a resolution that the proposed action is an Unlisted/Type 1 Action, and that this Planning Board intends to be Lead Agency for the purposes of conducting a coordinated review pursuant to SEQR. The Planning Commissioner is directed to circulate notice and Part 1 dated June 1, 2024 of the EAF to all interested and involved agencies. Seconded by Mr. Henty.

Motion Carried 7-0.

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Motion made by Mr. Graves to adjourn Case No 2024-031 Whitestone Apartment to July 24, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

Old Business

Case #2023-029 – **Delta Sonic Car Wash/Delta Sonic Car Wash Systems, Inc (3) – 3627 & 3809 State Route 31 – Site Plan (Adjourned from 12 previous meetings)

Mr. Matthew Oakes is present on behalf of the applicant to address the board. The NYS DOT signed off on the site drainage.

Chairman Mitchell asked if there are any questions/comments from the public as this is a public hearing. None.

Ms. Borton said the EAF Part 2 identifies small impacts of land, transportation, and energy to make the applicant aware of this.

There were no questions/comments from the board. Chairman Mitchell closed the public hearing.

Motion made by Ms. Borton: Mr. Chairman: In the matter of the application for Case No. 2023-029 Delta Sonic Car Wash Systems, Inc. at 3627 & 3809 State Route 31 for Site Plan, I move the adoption of a resolution that the proposed action is a Type I Action. It is further determined that the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative declaration for the following reasons: The proposed action is compatible with surrounding land use, and will not have a negative impact on public utilities, traffic circulation, stormwater management, or environmental resources. Seconded by Mr. Graves.

Motion Carried: 7-0.

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Motion made by Ms. Guinup. Mr. Chairman: In connection with Planning Board Case No. 2023-029, I move the adoption of a resolution using standard form no. 20 granting Site Plan approval to Delta Sonic Car Wash based on maps by CE Costich Engineering dated November 9, 2022 revised November 22, 2023 showing drawing nos. CA 120 & CA 121. Also included in this motion are the following drawing nos.

ORIG DATE	LAST REVISION	SHEET NOS.
11/09/22	N/A	GA001
11/09/22	N/A	GA002
11/09/22	10/18/23	CA100
11/09/22	10/18/23	CA101
11/09/22	10/18/23	CA110
11/09/22	10/18/23	CA111
10/02/23	11/14/23	CA124
11/09/22	11/14/23	CA130
11/09/22	11/14/23	CA131
11/09/22	10/18/23	CA140
11/09/22	10/18/23	CA141
11/09/22	10/18/23	LA100
11/09/22	10/02/23	LA101
11/09/22	08/21/23	LA102
11/09/22	11/27/23	EA100
11/09/22	10/18/23	EA101
11/09/22	N/A	CA500
11/09/22	10/18/23	CA501
11/09/22	N/A	CA502
11/09/22	08/16/23	CA503
11/09/22	N/A	CA504
11/09/22	N/A	CA505
06/02/23	N/A	A200
06/02/23	N/A	A201
06/02/23	N/A	A202
06/02/23	N/A	A203
06/02/23	N/A	A204
06/02/23	N/A	FA1
06/02/23	N/A	PB1
06/02/23	N/A	AS1
05/19/23	N/A	OHA1.0
05/19/23	N/A	OHA1.1
05/19/23	N/A	CA1.0

Not included in this motion are the following SN-1, SN-2, SN-3, SN-4, SN-5, SN-6 or any other signage including gas price signage that are indicated on any other drawings included in this motion. Light cut sheets and walk-in cooler and freezer info are also included. Subject to the following conditions. All legal and engineering requirements of the Town of Clay. Seconded by Ms. Borton.

Motion Carried: 7-0.

Case #2023-052 **Mike Tormey/Buckley Warehouse (3) – 4583 Buckley Road – Site Plan (Adjourned from 5 previous meetings).

Motion made by Mr. Graves to adjourn case #2023-052 to August 14, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

**Case #2024-012 – KRSM Subdivision (Buckley Warehouse) (3) – 4583 Buckley Road – Preliminary Plat (Adjourned from 2 previous meetings).

Motion made by Mr. Graves to adjourn Case #2024-012 to August 14, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

Case #2024-013 – KRSM Subdivision – 4583 Buckley Road – Final Plat

Motion made by Mr. Graves to adjourn Case #2024-013 to August 14, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

*Case #2024-006 **Tully's Good Times/Tully's Tenders**, Rt. 31 (5) – 3567 Route 31 – Special Permit Referral (Adjourned from 5 previous meeting).

Motion made by Mr. Graves to adjourn Tully's Good Times/Tully's Tenders to July 10, 2024. Seconded by Mr. McMahon.

Motion Carried: 7-0.

*Case #2024-017 – **Brew Team NY, LLC** (5) – 3906 & 3908 Brewerton Road – Special Permit Referral (Drive-thru) (Adjourned from 2 previous meetings).

Mr. Larry Alder is present to address the board on behalf of the applicant. The plans were approved by County DOT and NYS DOT and accepted the traffic study. Mr. Alder met before the Town of Clay Zoning Board and received the approval needed to proceed.

Mr. Alder briefed the board showing the site which is the former Salvation Army building attached to the O'Reilly Auto Store. Mr. Alder said on Brewerton Road the entrance and exit will be two instead of three as originally planned, and closing off the north exit and will become a landscape area so no vehicle traffic will be allowed. Improvements to the main entrance will be made to be brought into compliance with DOT. On South Bay Road we are relocating the existing driveway to a more essential location which takes it away from the neighbor's entrance. The plan shown to the board shows all the movement, access points from Brewerton Road as well a South Bay Road. There was a concern/comment from people coming in from South Bay and trying to make a U-turn so a "No Right Turn" sign will be placed there. Delineator posts will be put up to prohibit going in wrong direction. There were a few more parking spaces. Per Town Code these spaces should remain allowing for handicap parking. There was a concern about people backing out when there are vehicle in the queue. It would be very rare that the queue holds 24 vehicles and most would be at the north side of the property. This is only used by employees going in and out on their shift. Mr. Alder concluded his presentation.

Ms. Borton asked about the traffic pattern on South Bay. Mr. Alder said there will be striping lines. Ms. Borton said during the winter months striping is difficult to see; perhaps curbing or some landscape could be done for more visibility.

Mr. Henty is not happy with getting out on Rt. 11 but it is what it is. Mr. Alder said because these are existing ingress/egress it is allowed.

Ms. Guinup asked if comparing this site to the Vestal site, what is the daily usage during peak hours. Mr. Alder said 60 vehicles but estimated at 14 to 16 vehicles, because the rest of the 60 vehicles are already on the road. Demographics are about the same. Mr. Alder said no food served at this location. There is no window, drinks are picked up at the delivery part taking approximately three and one-half minutes.

Ms. Guinup would like to see the elevation of the building. Mr. Alder had renderings of the Vestal location. Ms. Guinup said this would all be discussed during site plan pending town board approval of a special permit. Ms. Guinup is concerned with safety issues and circulation. Mr. Alder said they are working with DOT to correct these issues. Curbs could be placed instead of delineator post. Green space will be there for snow removal. DOT also asked that three parking spaces could be blocked off keeping vehicles from blocking traffic. Mr. Alder said conflicts could be corrected with stop signs or delineator post.

Mr. Graves has a concern with the "turn left" onto Rt. 11. Mr. Graves said try to make a left out of O'Reilly's between the hours 12 p.m. and 1 pm on a Thursday and Friday and see how long it takes to make the left turn out. Mr. Alder said the traffic study did show gap times. Mr. Graves said there is a problem with the left turn only.

Chairman Mitchell asked if there were any questions/comments as this is a public hearing. Hearing none he closed the public hearing. Chairman Mitchell said to the applicant that a referral to the town board can be given at the July 10, 2024 planning board meeting.

Ms. Guinup addressed the board saying the people from O'Reilly Auto Store are also present as requested by this board at a previous meeting, Ms. Guinup stated her comments to O'Reilly Auto Store if this site plan goes forward the board would need a site plan for their parcel because O'Reilly's building will be different now with Brew Team connected. This is a land lease of the property. Ms. Guinup said the board would have to look at the full site plan review to address changes such as parking and location of dumpsters. More informal discussion followed but Chairman Mitchell stated this is part of site plan review.

Motion made by Mr. Graves to adjourn Case #2024-017 to July 10, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

****Case #2024-021 – Sharon Chevrolet Dealership (3) – 3687 State Route 31 – Amended Site Plan (Adjourned from 1 previous meeting).**

Mr. Joe Durand of TDK Engineering representing Sharon Chevrolet is present to address the board. Also present is Mr. Michael Carrow and Mr. Jeffrey Carrow. A 5,700 square foot addition is planned at the north side of the building to allow for electric vehicle work stations, parts inventory, and parking space for the vehicles. The 1.87 acres have been acquired from the Chengarian Tree Farm (adjacent property). A stormwater legend plan was provided to Mr. Ron DeTota, town engineer. There are no sewer facilities being extended to that area. Mr. Durand said they reached out to OCWA letting them know that there is an additional 160 gallons of public drinking water per day usage, consisting with OCPB comments. The vehicle transport issue has been addressed and provided a circulation plan which is shown in the amended site plan.

Mr. Durand addressed the photometrics that was discussed at the previous meeting. Mr. Durand said the photometric plan has been amended to show downward directional at 30 ft. with recess in lighting. Mr. Henty stated 30 ft is too high and not safe for the highway this needs to be consistent with other lighting. Mr. Henty said more poles could be put in to have it at the 26 ft. in the front. Mr. Durand these lights are a very soft lighting. Mr. Durand said the lighting will be looked at to make changes.

Mr. Durand said the 20 ft. buffer lines will be maintained with landscaping.

Chairman Mitchell read from Onondaga County Planning Board comment dated May 8, 2024 on Case #Z-24-118:

“WHEREAS, Sharon Chevrolet is currently served by a septic system and per the Onondaga County Health Department, any further onsite construction will require a connection to public sewer; the submitted project is located within the Oak Orchard Wastewater Treatment Plant service area.”

Chairman Mitchell advised Sharon Chevrolet to contact the Onondaga County Health Department to discuss this so that County is agreeable with what is being done at this site and have this in writing from County Health.

There were no other comments from the board. Chairman Mitchell asked if there were any questions/comments as this is a public hearing. None.

Ms. Guinup stated to the applicant to add lighting changes along property lines in amended site plan for future clarification.

Motion made by Mr. Graves to adjourn case no. 2024-021 to July 10, 2024. Seconded by Mr. McMahan.

Motion Carried: 7-0.

Work Session

*Case #2024-016 – **Great Northern Mall Redevelopment Planned Development District (5)**
4155 NY Route 31 – (Concept Plan Referral)

Mr. James Trasher, CHA Associates, is present on behalf of Great Northern Mall to address the board. He has prepared a power point presentation and started with the senior housing.

Senior Housing:

- ✓ Still conceptual with 200 units
- ✓ Two L shaped buildings entered around the parking area, each three story
- ✓ Club house
- ✓ Pickle ball court will be enclosed for noise level concerns
- ✓ Patios/and/or balconies on all units
- ✓ Patios will have roof type cover
- ✓ One- and two-bedroom units
- ✓ Pedestrian circulation shown on plan
- ✓ Clubhouse not programmed yet

Chairman Mitchell asked about the medical facilities. Mr. Trasher said they have been in contact with medical professionals for their input on the medical office, hotel being adjacent to medical for convenience for overnight patients.

Parking:

- ✓ Hotels have been moved around based on conversation
- ✓ Community Center has been relocated
- ✓ Parking area has numbers listed – 13,000+/- spaces, only using 10,000+/- (based on the Code scale).

- ✓ Apartments 1, 2 and 3, town of Clay code uses two spaces for one apartment, plan shows 1-1/2 spaces across the board. Mr. Trasher referred to the scale listing all the parking spaces for mixed uses, hotels and commercial.

Ms. Guinup said the narrative will drive the parking spaces. Ms. Guinup questioned the buildings labelled (M). Mr. Trasher said these buildings are not all medical but could be medical office, office, or commercial. The labelling needs to be changed. Ms. Guinup said C15 and C16 is behind Euclid. Nothing after C13. Mr. Trasher said as this moves forward from concept it will be much more defined. Ms. Guinup said in order to make a final statement from this board to be presented to the town board, we have to be comfortable that this concept will work.

Ms. Guinup said the buildings such as "Lot P" need the number of spaces, sq ft. and have the building labelled as hotel, commercial or retail being more defined for the board.

The parking garage ground level will be available for commercial users and customers and the floors beyond that will be reserved for residential tenants with key cards.

Mr. Trasher said the traffic study is underway and should be available within 4 to 6 weeks. Copies will be distributed at that time.

Ms. Borton asked about the parcel not included in the PDD. This will be included in the PDD which is "Extra Storage" and labelled. Parcels will be labelled showing name.

The town board has to make the change what is included in the PDD.

Motion made by Mr. Graves to adjourn meeting. Seconded by Mr. Palumbo.

Motion Carried: 7-0. Meeting adjourned at 10 pm.

Respectfully submitted,



Marie Giannone
Planning Board Secretary