

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 July 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 McMahon 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 July 10, 2024 Regular Meeting.

Motion Carried: 7-0

Public Hearings:

New Business:

Case #2024-023 – **Buck Subdivision First Amended/Train Hard Fitness I, LLC (3) – 8180 Oswego Road – Preliminary Plat

Motion made by Mr. Graves to adjourn Case #2024-023 Buck Subdivision to September 25, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

Case #2024-036 – **Hamlin Farm/North Syracuse Lodging Group, LLC (Marriott) (3) – 8505 Pepperidge Way – Preliminary Plat

Mr. Brian Bouchard, CHA Consulting, is present to address the board on the site plan and preliminary plat. Mr. Bouchard continued his presentation on the Hamlin Farm/North Syracuse Lodging Group located at 8505 Pepperidge Way. Mr. Bouchard stated the applicant is proposing

to subdivide the parcel into two lots. Lot 5A shown on the map will be 10.96 acres and lot 5B will be 5.26 acres.

Chairman Mitchell asked the board if there are any questions. None. Chairman Mitchell said this is a public hearing and asked if there are any questions. None.

Chairman Mitchell said the board is going to adjourn this due to the absence of Mr. DeTota, town engineer. Motion made by Mr. Graves to adjourn Case #2024-036 to August 14, 2024.
Seconded by Mr. Palumbo.

Motion Carried 7:0

****Case #2024-038 – North Syracuse Lodging Group, LLC (Marriott) (3) – 8505 Pepperidge Way – Site Plan**

Mr. Brian Bouchard, CHA Consulting, is present to address the board on behalf of the applicant. The board members referred to their site plan drawing as Mr. Bouchard gave his presentation. Mr. Bouchard showed on the map the exact location of the proposed hotel. Mr. Bouchard said the applicant is proposing construction of a four story, 162 room Marriott hotel on 5.2 acres in a RC-1 (Regional Commercial zoning district. ZBA approved the 55 ft height for the four-story structure. This is an L shaped building with the entrance facing the street. The proposed hotel will have a direct connection to Pepperidge Way in addition to a driveway connection to the TownePlace Suite driveway and cross access at the road between hotel parking lots which are on all four sides of the building. The dumpster enclosure is in the southeast corner of the parking lots and a sidewalk circling around the building. An addition driveway on Pepperidge way will be added for emergency vehicles throughout the site. There will be 206 parking spaces all around the building, having an excess of 44 spaces. Sidewalks are all around the perimeter of the hotel. The hotel will have a portico at the front entrance and a patio area for guests. The site plan also included the landscaping plan, photometric lighting plan and drainage.

Mr. Bouchard said at the ZBA meeting there were concerns addressed by the public relating to:

- ✓ LED accent lighting along roof line
- ✓ Signage
- ✓ Buffer areas
- ✓ Lighting above entrance doors
- ✓ Wall sconces at front entrance
- ✓ No lighting on upper level of building except wall packs for emergency lighting
- ✓ Landscaping – white spruce trees 6 to 8 ft plus berm gives about 16 ft height of screening for adjacent residential area.

Mr. Bouchard ended the presentation and referred to the board for any comments/questions.

Chairman Mitchell was pleased with the overall presentation. Chairman Mitchell said the lighting plan and landscaping looks good as this helps with the residential area. Chairman Mitchell asked if there are walkways between the hotel and Marriott. Mr. Bouchard said this will be addressed. Chairman Mitchell said in the Onondaga County Planning Board's comments they stated:

“The Town and applicant may wish to consider an easement for pedestrian facilities/pathway to be installed connecting to Pepperidge Way from the adjacent residential neighborhood to improve connection between NYS Route 31 and nearby neighborhoods.”

Chairman Mitchell advised the applicant to ensure appropriate access agreements are in place for any shared driveway on neighboring properties. Also, the square footage should be put on the site plan.

Chairman Mitchell asked the board members for their comments or questions.

Mr. Henty said he likes the lighting plan.

Mr. Palumbo said he likes the landscape plan and suggest to go with a white pine and maybe a half dozen deciduous trees to fill in the south side (neighboring side), possibly an oak or maple. This could give a more pleasing look.

Ms. Borton questioned the approved variances – a reduction from 80 ft to 23 ft. This needs to be shown on the drawing. This is the property line east. Also Ms. Borton asked for more detail on the patio layout, outdoor seating, fire pit, and type of fence. This needs to be shown on the drawing.

Ms. Guinup questions the 80 ft perimeter strip and said this does not need to be shown because of approved setbacks from ZBA. Ms. Guinup needs more detail on the dumpster area showing a storage shed. On drawing 604 a better picture of the detail of the dumpster gates is needed.

Mr. Territo asked if electric vehicle charging stations will be available. Mr. Bouchard said he will confirm that two charging stations will be available and included on the drawing.

Chairman Mitchell said this is a public hearing and asked for any questions/comments.

Mr. Dylan Rodner, 4047 Underbrush Trail, questioned the landscaping setback and if the mature trees would remain. Mr. Bouchard said the trees not being touched by construction would remain. Mr. Bouchard said he would make note of this to the owner. Chairman Mitchell said this would also be addressed with the landscaping plan. Mr. Rodner said these existing trees blocked the view of the existing Hampton hotel. Mr. Rodner asked about the lighting and the height.

Motion made by Mr. Henty to adjourn Case # 2024-038 to August 14, 2024. Seconded by Mr. Graves.

Motion Carried: 7-0

****Case #2024-039 – Henry Clay Warehouse Site Improvements (3) – 7189 Henry Clay Blvd – Amended Site Plan**

Ms. Alex Samoray, Kiplinger Freeman, is present to address the board on behalf of the applicant.

Ms. Samoray said the applicant is proposing site improvements on a 7.39-acre warehouse parcel formerly the Rite Aid warehouse. This is in an Industrial -1 district. The warehouse is located at the corner of Henry Clay Blvd., West Taft Road and Vine Street intersection. Ms. Samoray said the applicant is proposing repaving the existing asphalt on the eastern side of the building, restriping all parking area to have 54 spaces and updating the existing stormwater system to improve onsite drainage. The applicant is also proposing to reface the eastern and southern sides of the building and painting the northern and western sides of the building. Ms. Samoray said the site will be used for non-alcoholic beverage storage and distribution, light production and distribution and light manufacturing and FedEx shipping. Hours of operations will be 7 am to 5 pm Monday through Saturday. There are easements including the NY Transit Company and Niagara Mohawk easement as shown on the map. No changes to the lighting poles, but adding wall packs for emergency use.

Ms. Samoray said they received the Onondaga County comments and have applied to SHIPO and there are no effects or impacts on the listed property (Ms. Samory passed letter to the board members). Department of Transportation has not responded as of this date regarding the entry drives. OCWA has been contacted and WEP regarding the Capacity Assurance Form and approval.

Chairman Mitchell asked if any improvements will be made on the back of the building. Ms. Samory said only restriping for ease of deliveries.

Chairman Mitchell inquired about the wooden stockade fence in the front of the building protecting some units. The Chairman suggested using vinyl making this more aesthetically pleasing. Jeff (architect) said this possibly will be removed as it is used for storage of office equipment.

Mr. Sean Lavin, owner of the property, said the back of the building paving area will be addressed. Mr. Lavin said the first tenant is a beverage distribution, the next two spaces proposed are in discussion and are light storage and distribution.

Chairman Mitchell asked the board if there were any questions or comments.

Mr. Henty said the board needs a photometric showing lighting fixtures, height of poles showing location.

Chairman Mitchell said the board needs the height of the building.

Ms. Borton asked about the stormwater system. Ms. Samoray said they are replacing piping that is insufficient that leads to the right of way. Mr. DeTota, town engineer, will look at this.

Mr. Territo, commissioner of Planning and Development, stated that Buckeye going through the property. Ms. Samoray has been in contact with Buckeye. Copies of correspondence will be provided.

Chairman Mitchell asked for comments as this is a public hearing. None.

Motion made by Mr. Graves to adjourn Case #2024-039 to August 14, 2024. Seconded by Mr. McMahon.

Motion Carried: 7-0

****Case #2024-040 – Clay Marketplace (Amended phases 2 & 4) (3) – northeast corner of Rt. 31 and Henry Clay Blvd. – Amended Site Plan**

Mr. Alex Wisnowski is present to address the board on behalf of the applicant.

Mr. Henty interjected and told Mr. Wisnowski the lighting plans are illegible and need to be corrected for the board. Mr. Wisnowski continued with his presentation.

Mr. Wisnowski stated the applicant is requesting an amended site plan approval for phases 2 and 4. Mr. Wisnowski said everything on the site plan has unchanged except for the two out parcels as shown on the drawing. Stormwater management is in place and the utility installation is progressing. All the approvals from OCWA, and DOT have been done. The new building will be a rectangular building with just over 6,000 sq ft as originally proposed except the configuration is different. Added signage and striping have been increased to control the traffic at the intersection shown on the drawing. Sidewalks have been interlinked to the other building. The other mixed-use building is just over 18,000 sq ft. with potential for retail and/or office space. End of presentation.

Ms. Borton said we need to have it shown that there will be louvered gates and “not similar” as it shows on the drawing. This has to be per town specifications.

Ms. Guinup said the drawing needs to say Amended Site Plan.

Mr. Henty is not okay with the photometrics as presented. This will be corrected.

Ms. Guinup said the board does not do “conditions” on site plan approvals. There is no way the board can state a photometric drawing with a revision date of this date because there is not any legible drawing to review.

Mr. Palumbo had a comment on the front curb ramp, possibly for a financial or bank tenant. There is a catch basin in front of the doors. That is an awkward position for that ramp and could

Planning Board
Regular Meeting
July 24, 2024

be problematic. This will be addressed and moved so not to interfere with the existing plant bed at the top of the ramp.

Chairman Mitchell said there will be no approval this evening as the board does not do “on condition”.

Chairman Mitchell asked if there were any question from the public as this is a public hearing. None.

Motion by Mr. Graves to adjourn Case #2024-040 to August 14, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

Old Business:

Case #2023-006 – **Emerald Lawn Care/Wetzel Road Properties, LLC (3) – 4663 Wetzel Road – Site Plan (Adjourned from 12 previous meetings)

Motion by Mr. Graves to adjourn Case #2023-006 to October 9, 2024. Seconded by Mr. McMahon.

Motion Carried: 7-0

Case #2023-042 – **Amerco Real Estate Company/U-Haul (3) – 8015 Oswego Road - Amended Site Plan (Adjourned from 9 previous meetings)

Motion by Mr. Graves to adjourn Case #2023-042 to October 9, 2024. Seconded by Mr. McMahon.

Motion Carried: 7-0

Case #2023-047 – **Equipment Share – Syracuse (3) – 7481 Henry Clay Blvd. – Site Plan – (Adjourned from 6 previous meetings)

Motion by Mr. Graves to adjourn Case #2023-047 to September 11, 2024. Seconded y Mr. Palumbo.

Motion Carried: 7-0

Planning Board
Regular Meeting
July 24, 2024

****Case #2024-009 - Clay Commons Subdivision/Justine's Canine Care Training Facility (3)**
– adjacent to Clay Commons Plaza, Oswego Road – Preliminary Plat (Adjourned from 2
previous meetings)

Motion by Mr. Graves to adjourn Case #2024-00 to October 9, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

****Case #2024-010 – Justine's Canine Campus (3)** Clay Commons Plaza, Oswego Road –
Special Permit Referral (Drive-thru) (Adjourned from 4 previous meetings)

Motion by Mr. Graves to adjourn Case #2024-010 to October 9, 2024. Seconded by Mr.
Palumbo.

Motion Carried: 7-0

***Case #2024-017 – Brew Team NY, LLC (5)** – 3906 & 3908 Brewerton Road – Special Permit
Referral (Drive-thru) (Adjourned from 4 previous meetings)

Changes were made to the island at the 306 & 3908 Brewerton Rd location and to the entrance
off South Bay as shown to the board. Dumpster has been realigned leaving enough vehicle
space.

Chairma Mitchell asked if there were any questions/comments from the public. None.

Chairman Mitchell closed the public hearing and polled the board for approving or not approving
the drive thru Brew Team on the special permit.

Mr. McMahon – In favor

Mr. Palumbo – In favor

Mr. Graves – Not in favor. Would like to see right turn only on Rt. 11 directly across Wally
Road.

Mr. Henty – In favor

Ms. Guinup – In favor

Ms. Borton – In favor

Chairman Mitchell – In favor – this is the best we can do with this location.

Motion made by Ms. Guinup: Mr. Chairman, In connection with Planning Board Case #2024-
017 for Brew Team at 3906 & 3908 Brewerton Road, Special Permit Referral, I move to

recommend to the Town Board using standard form No. 60 be forwarded noting the comments from all board members. Seconded by Mr. Henty

Motion Carried: 7-0

Case #2024-031 – **Whitestone Apartments (3) NYS Route 31 – Site Plan (Adjourned from 1 previous meeting)

Mr. James Trasher, CHA Associates, is present to address the board on behalf of the applicant and proceeded to update the board on changes made to the site plan noted in previous meetings.

- ✓ Access point directly across from Davidson Ford as shown on map
- ✓ Traffic study has been submitted to NYS DOT and are awaiting comments
- ✓ DEC and Army Corp of Engineers did their site visit and their findings will be included in the update site plan. It was noted that the wetlands increased in size which has a lot to do with maintenance of property.
- ✓ Cross access to the site, scheduled a work session with town board on August 19, 2024 before the town board meeting to discuss Whitestone site to Sharon Chevrolet, including out parcels and how they could connect to Rt. 57.
- ✓ Subdivision consisting of 10 acres has not yet been submitted
- ✓ Met with Moyers Corner Fire Department concerning five story building and access points. Mr. Perkins, Chief of fire department, stated they could handle five story building with their fire apparatus. Driveway at the back portion of the apartments will be extended about five feet for ease in turning. A letter will be provided to the town.
- ✓ Rendering of apartments shown to board. Architectural will be discussed at August 14, 2024 meeting.

Chairman Mitchell asked about crossings for pedestrians shown and not in the middle. Mr. Trasher said it is an access to the clubhouse but Mr. Trasher said he will look into this and provide an update.

Chairman Mitchell asked that the first floor parking be defined on maps and numbered. Also, square footage of building should be noted on drawing.

Chairman Mitchell said he wants to see the architecture on three- and four-story buildings. Mr. Trasher this will be provided to the board.

Ms. Guinup asked to have the square footage of the clubhouse and the parking spaces designated for the clubhouse. Mr. Trasher will provide this.

Mr. Trasher will provide a letter from SHIPO relating to the white abandoned house on the property which will be torn down.

Chairman Mitchell asked if there were any questions/comments from the public as this is a public hearing.

Mr. Bob Michelson, associated with Moyers Fire Department, raised some concerns on the height of the apartments. Mr. Michelson said it has been a long practice that multi dwellings are three stories. Mr. Michelson said he is concerned with safety issues for the fire department to get up to four and five story buildings.

Ms. Guinup interjected: Mr. Chairman, the senior apartments on Morgan Road do not have complete 360 degree turn around the building. An extra wide sidewalk is in the back for rescue. Ms. Guinup said we will ask for a letter in writing from the fire department concerning these issues as site plan progresses.

Motion made by Mr. Graves to adjourn Case #2024-031 to September 11, 2024. Seconded by Ms. Borton.

Motion Carried: 7-0

****Case #2024-033 – 7842 Goguen Drive, LLC (3) – 7842 Goguen Drive – Special Permit (Contractors Service Yard) (Adjourned from 1 previous meeting)**

Mr. James Trasher, CHA Associates, is present to address the board on behalf of the applicant.

7842 Goguen Drive, LLC is requesting a special permit for a contractor service yard for storage of materials and heavy construction equipment.

- ✓ Materials stored will be, but not limited to, gravel, pipes, lumber.
- ✓ The south grass area will be replaced with gravel.
- ✓ The fence will be 7 ft high. The fence would be a cedar fenced stained with a clear product.
- ✓ The fuel tank will be removed from the site and will be taken off the drawing. It will be taken off site and will not go to another site where it is not allowed.
- ✓ Drainage issues will be addressed when our town engineer, Mr. DeTota, is available.
- ✓ Areas on the plan show the materials to be stored.
- ✓ Stone tiles no more than 7 ft. high.
- ✓ Noise levels are in compliance.
- ✓ Service yard is approximately 3500 sq ft as shown on map by yellow line.
- ✓ Hours of operation are 6 am to 10 pm, under the special permit hours would be 7 am to 6 pm
- ✓ Neighboring properties are all industrial; residential property a distance away provided in application

Mr. Trasher concluded and asked the board for questions and/or comments. Discussion followed with Ms. Guinup showing the exact location of the service yard shown with the yellow

line on the drawing. Ms. Guinup said on page 2 of the drawings, to be designated what is going to go where and identify as the planning department has something to enforce. Mr. Trasher will update this.

Ms. Guinup added that the question was raised again on the removal of the fuel tank. Ms. Guinup said it needs to be removed before any approval moves forward.

Mr. Palumbo questioned the parking count as shown on the drawing versus the chart. Mr. Trasher said this will be cleaned up and will match. Ms. Guinup said this will be addressed during site plan.

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

Motion made by Mr. Graves to adjourn Case #2024-033 to August 14, 2024. Seconded by Mr. McMahan.

Motion Carried: 7-0

Closed Hearings – Board/Applicant discussions: None

New Business:

Case #2024-008 – **Justine’s Canine** – Clay Commons, Oswego Road – Final Plat

Motion made by Mr. Graves to adjourn Case #2024-008 to October 9, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

Case #2024-024 – **Buck Subdivision First Amended/Train Hard Fitness I, LLC** – 8180 Oswego Road – Final Plat

Motion made by Mr. Graves to adjourn Case #2024-024 to September 25, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

Case #2024-037 – **North Syracuse Lodging Group, LLC (Marriott)/Hamlin Farm** – 8505 Pepperidge Way – Final Plat

Motion made by Mr. Graves to adjourn Case #2024-037 to August 14, 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. Trasher, CHA Associates, is present on behalf of the applicant for review of the concept plan referral. Points covered:

- ✓ Access points off Rt. 31
- ✓ Modifications made near the intersection Morgan Rd and Rt. 31
- ✓ Shared parking opened up between hotels, commercial space and restaurants, community center

Mr. Trasher said as we go forward with the project plan, we can expand more on the parking ratios.

Ms. Guinup said the board has gone as far as we can go at this point and will go to the town board.

Ms. Borton said the book of deeds was discussed previously and there were properties listed that are not part of this application. Mr. Trasher said this will be addressed.

Ms. Borton said we do not have the layout that was reflected on the actual concept plan. This is needed for the town board.

Ms. Borton read: Mr. Chairman, In the matter of Case No. 2024-016 Great Northern Mall Redevelopment Planned Development District – Concept Plan Referral, I move the adoption of a resolution that the Planning Board has met with the applicant on numerous occasions, whereas we have a narrative of recommendations that we find acceptable and appropriate, based on the plans and figures attached. We refer this back to the Town Board.

**Planning Board Recommendation to the Town Board – Concept Plan
Great Northern Mall Redevelopment Planned Development District (PDD)**

Case #2024-016, 4155 NYS Route 31

The applicant has presented a plan that may be acceptable to the Town Board for the requested zone change. The following factors have been discussed by the Planning Board and should be considered by the Town Board for the establishment of this PDD:

State Environmental Quality Review (SEQR): This is a Type 1 Action. The applicant has submitted Part 1 of the Full Environmental Assessment Form and amended it to address questions brought up during the Planning Board work sessions. We believe that this form is now complete and accurate for the Town Board's use in completing Parts 2 and 3 of the EAF.

Project Plan: The drawings and renderings for this project have been further developed and modified since the Town Board first reviewed the project. Attached are the new plans,

elevations, and other graphics to better communicate the high standards of architectural quality and livability anticipated for this development.

Parcels to be included in PPD Boundary: In addition to the parcels submitted in the zone change application, the Planning Board recommends including Tax Map No. 028.-01-46.0 (Extra Space Storage) and 028.-01-40.5 (Sky Zone/CNY Gym Center) in the PDD. No physical changes to these two parcels' existing Site Plans are proposed at this time, however, this legislative action would facilitate continuity with the surrounding PDD if they are redeveloped in the future. These properties would then be subject to the standards adopted for the PDD as a whole, providing cohesive architecture and functionality throughout the site. It is noted that the originally submitted deed book erroneously included deeds for parcels fronting Verplank Road that are not part of the Concept Plan. This should be corrected in the project file.

Project Phasing: The applicant has prepared a phasing plan but has also advised that the phases are preliminary only and are subject to change. We recommend that the Town Board further delineate the phases with the applicant and consider intermediate phasing impacts on aesthetics, shared parking, existing building facades, construction staging, vehicular circulation, utility extensions, maintenance responsibilities, the project's Stormwater Pollution Prevention Plan (SWPPP), etc. as the project partially develops.

Parking: The applicant has submitted an analysis of the site's anticipated parking needs based on ITE. This method generates a significant reduction (approximately 20%) in parking spaces as compared to what is typically required for similar uses per Town Code. The Town Board should weigh the potential positive and negative consequences of the proposed parking reduction, such as: increased pedestrian traffic and travel distances, potential for illegal and/or unsafe parking, handicap and emergency services accessibility, reduced impervious surface footprint and stormwater impact, resulting allowable building footprint, etc. If the Town Board decides to accept this parking reduction, we recommend that the adopted PDD narrative include a detailed table with a specific basis for calculating the number of required parking spaces that can be followed in the future under all intermediate and final phases of the project.

Traffic: A traffic study has been prepared and is under review with the NYSDOT, OCDOT and other agencies. Discussions are ongoing. We recommend that the Town Board clearly define during which phase(s) of the project improvements to existing public roads will be required to move forward. Additional unmitigated stress to NYS Route 31 should be avoided.

Emergency Services: Preliminary consideration has been given to facilitate fire fighter and first responder access throughout the development. A more detailed review will be required as site plans are developed.

Cross Access Agreements: Numerous cross access easements may be necessary to facilitate access to adjacent properties along interior roads. The Town Board needs to be aware of these connections.

Planning Board
Regular Meeting
July 24, 2024

Walkway and Bicycle Routes: The applicant has prepared preliminary pedestrian and bicycle circulation plans. Going forward, the project should be developed in a way that provides safe sidewalk and bike lane routes for both efficient access to amenities and extended exercise. Seconded by Mr. Henty.

Motion Carried: 7-0

Chairman Mitchell said for the public that is present at this meeting, the application for PDD - Planned Development District is looked at by this board for concept of the plan. This narrative read by Ms. Borton is our recommendation to the town board. The town board will look at this for the zone change then back to the planning board for the project plan. This is where the planning board starts to look at the plan in detail. Chairman Mitchell said we have six months to do this work once it comes back to the planning board.

Motion made by Mr. Graves to adjourn meeting at 9:45 p.m. Seconded by Mr. Palumbo.

Motion Carried: 7-0

Respectfully submitted,


Marie Giannone
Planning Board Secretary