

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 day of August 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:

<u>PRESENT:</u>	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
	Ron DeTota	Town Engineer

ABSENT: None

A motion was made by Mr. Graves and seconded by Mr. Palumbo to approve the minutes of the July 24, 2024 Regular Meeting.

Motion Carried: 7-0

New Business:

Signs:

Kassis Superior Sign Company – **Cannabis Co.** – 4205 Long Branch Road, Zoned RC-1, Permit #54, 425

1 Wall Sign, 74 square foot, internally illuminated LED Wall Sign is proposed when 76.72 square foot is allowed. This sign will meet code.

Mr. Graves and Mr. Palumbo questioned the logo which is shown above the roof peak on the drawing. This will be changed so the logo is flush with the roof line.

Ms. Guinup stated the temporary sign along the road has to be removed and the applicant stated this was removed today (8/14).

Motion made by Mr. Graves to approve one wall sign, internally illuminated, with the suggestion by the board to have the logo flush with the roof peak, on permit #54, 425. Seconded by Mr. Palumbo.

Motion Carried: 7-0

**Case #2024-043 – 7 Brew Coffee (3) – 3906 Brewerton Road, Site Plan (Adj. 6)

Mr. Larry Alder is present to address the board on behalf of the applicant. Mr. Alder said all the changes/corrections/additions were made as requested by the board at the previous meeting. The package also includes an overall site plan entitled General Site Plan C2.0. The shaded area is the 7 Brew and the balance is the O'Reilly Auto Parts.

Chairman Mitchell asked if the board members had questions.

Ms. Borton questioned the detail sheet on C7.1-2 and needs to show detail.

Ms. Guinup said on sheet C2.1 #16 "Do Not Enter Sign" needs to be corrected. Also, C2.1 parking requirements need to show parking only for 7 Brew. Traffic flow entering 7 Brew was discussed for a better flow of traffic using arrows and signage.

Ms. Guinup said when the general site plan for the parcel is reviewed the landscaping area should be shown on 2.0. Mr. Palumbo concurred as this will be one site plan. Mr. Palumbo said it shows tree symbols but need more details to show this is a landscape area with shrubs and trees.

Mr. Graves still has the concern with the exit onto Rt. 11 and not having a "right only" exit on Rt. 11. Now a left turn can be made onto Rt 11 across from Wally Road, basically crossing over a six-lane road. Mr. Alder said this was approved by Department of Transportation (DOT) and said 7 Brew Corporate would not go to this site if the exit had been changed.

Mr. Henty asked about the lighting. Mr. Alder said two site lights were added by the dumpster and island. Mr. Henty needs photometric with pictures.

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

Needed for the next meeting by 7 Brew:

- ✓ Photometric with fixtures and pole mounted height
- ✓ Two detailed sheets (that were not included in package)
- ✓ Landscaping plan and site lighting on the overall site plan
- ✓ Dumpster area with description of dumpster enclosure
- ✓ O'Reilly's Dumpster area

Chairman Mitchell said this needs to be in to Planning by September 4, 2024.

Motion made by Mr. Palumbo to adjourn 7 Brew to September 11, 2024. Seconded by Mr. McMahan.

Motion Carried: 7-0.

****Case #2024-045 – Edward Szczesniak/VFW Post 951, Inc. (3) – 5366 Caughdenoy Road – Special Permit (Electronic Message Sign).**

1 freestanding Sign – A 39.75 square foot freestanding sign is proposed, when 64 square feet is allowed. (Sign Renderings are in Case #2024-045, a special permit request for an electronic message sign.) This sign will meet code.

Mr. Szczesniak is present to address the board. The current sign is being removed to be replaced with the freestanding sign. The address needs to be placed at the top of the sign facing both directions. The electronic message sign needs to meet town code using a minimum of ten seconds before changing message. A sample of the culture stone was shown.

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

Motion made by Mr. McMahon: Mr. Chairman: In the matter of the application of the planning board case no. #2024-045 for VFW Post #951, Inc. 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 reasons. It is in keeping with the common use of the site. Seconded by Ms. Guinup.

Motion Carried: 7-0

Motion made by Mr. McMahon; Mr. Chairman: In the matter of the application of the planning board case no. #2024-045 for VFW Post #951, Inc. I move the adoption of a resolution using standard form #70 – special permit be granted based on a special permit packet received August 1, 2024, Tax Map ID#079-01-05.1. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Ms. Guinup.

Motion Carried: 7-0

Motion made by Mr. Graves to approve the VFW Post 951 freestanding electronic message sign with address located at top of sign on both sides, on permit #54,440. Seconded by Mr. Palumbo.

Motion Carried: 7-0

Old Business:

****Case #2023-052 Mike Torney/Buckley Warehouse (3) – 4583 Buckley Road – Site Plan (Adj, 6)**

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The applicant requested an adjournment.

Motion made by Mr. Graves to adjourn case #2023-052 to October 9, 2024. Seconded by Mr. Henty.

Motion Carried: 7-0

Case #2024-012 – **KRSM Subdivision (Buckley Warehouse) (3) – 4583 Buckley Road
Preliminary Plat (Adj 3)
And
Case #2024-013 – **KRSM Subdivision** – 4583 Buckley Road – Final Plat

Motion made by Mr. Henty to adjourn Case #2024-012 and Case #2024-013 to October 9, 2024.
Seconded by Ms. Guinup.

Motion Carried: 7-0

Case #2024-032 **Trinity Assembly of God (3) 4398 State Rt. 31 -Amended Site Plan (Adj.1).
The applicant is not present. Chairman Mitchell asked Mr. Territo, Planning Commissioner, to notify the applicant about the fire access that gravel being worked on over the 24” force main.

Motion made by Mr. Graves to adjourn Case #2024-032 to September 25, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

Case #2024-033 – **7842 Goguen Drive, LLC (3) – 7842 Goguen Drive – Special Permit
(Contractors Service Yard) (Adj 2)

Mr. Ben Harrell, CHA Associates, is present to address the board on behalf of the applicant. Mr. Harrell said all the changes/corrections were made that were discussed at the previous meeting.

Mr. DeTota, town engineer, had no comment on the drainage.

Ms. Guinup said the board was given exactly what was needed.

Chairman Mitchell stated the fuel tank was removed from the site.

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

Motion made by Ms. Guinup: Mr. Chairman: In connection with the unlisted action of the Planning Board Case No 2024-033, I move the adoption of a resolution using our standard form No 10 that for SEQR purposes the Special Permit Contractors Service Yard proposed by 7842 Goguen Drive LLC be declared to be a negative declaration as there appears to be no major environmental impacts that could not be mitigated. This action does not involve any other agencies, including the Federal Government. Seconded by Mr. Henty.

Motion Carried: 7-0

Motion made by Ms. Guinup: Mr. Chairman: In connection with Planning Board Case No 2024-033, I move the adoption of a resolution using our standard form No. 70 granting Special Permit Contractors Service Yard approval to 7842 Goguen Drive LLC on maps by CHA dated 7/17/2024 revised 8/5/2024 showing drawing nos. C-102 & C-103. These two drawings will be the vehicles for the Town of Clay Code Enforcement to strictly enforce this action. Subject to the following conditions: All legal and engineering requirements of the Town of Clay. Seconded by Ms. Borton.

Motion Carried: 7-0

****Case #2024-036 – Hamlin Farm/North Syracuse Lodging Group, LLC (3) – 8505
Pepperidge Way – Preliminary Plat (Adj 1)**

Mr. Brian Bouchard is present to address the board on behalf of the applicant. This sub division is relating to dividing a portion of the land relative to the site plan also on the agenda. Ianuzi & Romans updated the shared common access driveway for a 30 ft ingress/egress easement that is shared between the existing Towneplace Hotel and the proposed hotel as provided to the board.

Ms. Guinup stated there is not a preliminary plan only the final plan. Discussion followed among the board. Mr. Bouchard will provide at the next meeting the two Plats one Preliminary Plat and the other Final Plat.

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

Motion made by Mr. Graves to adjourn Case #2024-036 to September 11, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

Motion made by Mr. Graves to adjourn Case #2024-037 North Syracuse Lodging Group LLC Final Plat to September 11, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

****Case #2024-038 – North Syracuse Lodging Group, LLC (Marriot) (3) – 8505 Pepperidge Way – Site Plan (Adj 1)**

Mr. Brian Bouchard, CHA Associates, is present to address the board on behalf of the applicant. Mr. Bouchard stated all the following changes have been made that were requested at the previous meeting:

- ✓ Drawing C101 and C102 show a sidewalk connection between the two hotels
- ✓ 30 ft ingress/egress easement shown
- ✓ Building square footage added to C101 and C102
- ✓ Landscaping – entire row changed to white pine (by neighboring property) and added six deciduous trees
- ✓ Dimension to the landscape buffer along the east property line and has been removed
- ✓ Label added to overall layout plan sheet
- ✓ Provided building elevations
- ✓ Four-foot fencing along court yard and patio now shown
- ✓ Provided dumpster gate detail
- ✓ Electric Vehicle charging stations shows 13 spaces and one handicap accessible charging station
- ✓ C101 and C102 identified natural brush that will remain

Mr. Bouchard said the stormwater plan has been submitted to Mr. DeTota, town engineer for his review and comments.

Mr. DeTota asked Mr. Bouchard if the analysis used was the latest rainfall data and how does this match up with today's data. Mr. Bouchard will confirm the data used and give an update.

Chairman Mitchell said at the outdoor parking five bollards need to be placed at each parking space.

Ms. Borton said revision date needs to be added as it shows 4/12/2024.

Ms. Guinup said signage is now shown on some drawings. Mr. Bouchard said the architectural drawings do show signage. But Mr. Bouchard said there will be no signage on the three sides of the building, only facing the street because of the public comments from the neighboring area.

Ms. Guinup said when site plan is reviewed, a notation will be put in the resolution that no signage is included in the approval.

Mr. Palumbo said he is pleased with changes made to landscaping.

Mr. Henty said he is good on lighting.

Mr. DeTota said the temporary turn around on Pepperidge should be changed to a permanent right of way.

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

Motion made by Mr. Graves to adjourn Case #2024-038 to September 11, 2024. Seconded by Mr. Palumbo.

Motion Carried: 7-0

****Case #2024-039 – Henry Clay Warehouse Site Improvements (3) – 7189 Henry Clay Blvd. Amended Site Plan (Adj 1)**

Ms. Alex Samoray, Keplinger Freeman, is present to address the board. Mr. Samory said changes made from previous meeting included:

- ✓ Repaving the rear side of the building
- ✓ New fencing replacing wood stockade in front of building
- ✓ Additional lighting added
- ✓ Buckeye has been contacted and will sign off
- ✓ DOT will sign off and being updated
- ✓ Sanitary capacity is sufficient for this project
- ✓ Letter provided from SHPO
- ✓ Hydrant flow testing and fire suppression system testing meet requirements. Hot box needed.

Discussion on the run off with the repaving of the property. Mr. DeTota, town engineer, and Ms. Samoray discussed the 15” culvert (underneath driveway) shown on the diagram. Ms. Samoray said this repaving will be a top binder only and no changes will occur to impervious surfaces, also reducing Henry Clay run off.

Mr. Henty asked about the simulation to the pole lights. Ms. Samoray said this was accurate.

Motion made by Mr. Henty to adjourn Case #2024-039 to September 11, 2024. Seconded by Mr. McMahan.

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 (Adj 1)

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

Mr. Wisnowski said the changes made included:

- ✓ Retitled amended site plan
- ✓ Relocate ADA ramp
- ✓ Dumpster updated on Sheet 5
- ✓ Readability of the lighting plan

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

Motion made by Ms. Guinup: Mr. Chairman: In connection with the unlisted action of the Planning Board Case No. 2024-040, I move the adoption of a resolution using our standard form No. 10 that for SEQR purposes the Amended Site Plan proposed by Clay Marketplace be declared to be a negative declaration as there appears to be no major environmental impacts that could not be mitigated. This action does not involve any other agencies, including the Federal Government. Seconded by Mr. Henty.

Motion Carried: 7-0.

Motion made by Ms. Guinup: Mr. Chairman: In connection with Planning Board Case No. 2024-040, I move the adoption of a resolution using our standard form No. 20 granting Amended Site Plan approval to Clay Marketplace based on a map by L.J.R. Engineering dated 9/8/2022 revised 8/2/2024 showing drawing no 882.005, Sheet 1. Also included in this motion are the following same drawing nos. Sheet 2, 3, 5, 6 last revised 8/2/2024. Sheet 7 Amended Lighting Plan date and revision date are the same 8/2/2024 along with lighting cut sheets, elevations by in-ARCHITECTS dated 7/19/2023. Subject to the following conditions: All legal and engineering requirements of the Town of Clay. Seconded by Mr. Henty.

Motion Carried: 7-0.

Signs:

Kassis Superior Sign Company – **Comfort Inn & Suites** – 3979 State Route 31, Zoned RC-1, Permit #54,426

1 Wall Sign – 70 square foot internally illuminated LED Wall Sign proposed when 448 square foot is allowed. This sign will meet code.

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1 Freestanding Sign – A change of a pane on the freestanding sign is proposed. This sign will meet code.

Chairman Mitchell said address is not needed as the sign is back off the road.

Motion made by Mr. Graves to approve wall sign for Comfort Inn & Suites at 3979 State Route 31, on permit #54,426. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

Motion made by Ms. Borton to adjourn meeting at 9:05 pm. Next meeting September 11, 2024. Seconded by Ms. Guinup.

Motion Carried: 7-0.

Respectfully submitted,



Marie Giannone
Planning Board Secretary