

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 25th day of September 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
Al McMahan Member
Jim Palumbo Member
Paul Graves Member
Mark Territo Commissioner of Planning & Development
Marie Giannone Secretary to Planning Board
Kathleen Bennett Planning Board Attorney
Ron DeTota Town Engineer

ABSENT: Hal Henty Member

A motion was made by Mr. Graves and seconded by Mr. Palumbo to approve the minutes of the September 11, 2024 Regular Meeting.

Motion Carried: 5-0 (Mr. McMahan abstained due to his absent at the 9/11/24 meeting).

Old Business:

Case #2024-023 – **Buck Subdivision First Amended/Train Hard Fitness I, LLC (3) – 8180
Oswego Road – Preliminary Plat (Adj. 2)

Mr. Jason Fiorini is present to address the board on behalf of the applicant. Mr. Fiorini showed the board the diagram of the property.

Mr. DeTota, town engineer, asked about the sewer location to this property. Mr. DeTota asked how the new resident would obtain sanitary sewer service to the property. The manhole locations on the diagram stop short of the property. Mr. DeTota said the sewer service is connected at the front but not connected to that part. Mr. Fiorini said they could go from the back of Train Hard. Mr. DeTota said that would be acceptable but the termination is not shown on the Ianuzi & Romans map. Mr. Fiorini said he is familiar where the sewer runs in back of the Train Hard Building. Mr. DeTota would be more confident if this was shown on the map to better evaluate how the connection would happen. Mr. DeTota's recommendation would be for Mr. Coyer to clarify this sewer issue to move forward with the preliminary plat. Chairman Mitchell concurred with Mr. DeTota.

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Chairman Mitchell asked if the board had any questions. Hearing none, he asked the public as this is a public hearing. None.

Ms. Guinup asked if new maps are required. Mr. DeTota said yes if additional data is shown.

Motion made by Mr. Graves to adjourn Case 2024-023 Buck Subdivision to October 9, 2024.
Seconded by Mr. Palumbo.

Motion carried: 6-0.

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

Mr. Ben Harrell – CHA, is present to address the board on behalf of the applicant. Mr. Harrell stated corrections/additions from the previous meeting have been done as follows:

- ✓ Updated plans have been provided including elevation.
- ✓ Two 8 cubic yard dumpster enclosures have been enlarged, one for recycling and one for trash.
- ✓ Sheets that were previously omitted are included.

Ms. Borton said the board would like to proceed with the revised EAF to reflect the entire site, all phases. Changes to be made are the following:

- ✓ The name on the EAF would be Whitestone Rt 31 Development (or similar, to include the commercial portion in addition to the apartments).
- ✓ Page 3 Zoning C.4.b. Town of Clay Police Department should be removed.
- ✓ Page 3 D1. Clarification on subdivision and combining two properties.
- ✓ Hook triangular parcel north of the railroad tracks should be included in the SEQR determination.
- ✓ Easements need to be finalized.
- ✓ DOT still has to do its review.

Ms. Guinup said before going forward with SEQR the two parcels have to be combined. Also need the square footage of the buildings. The site plan approval will be for the entire site. After that it will be an amended site plan for any additional parcels.

Mr. Harrell gave the board the letter from Army Corp of Engineers dated September 24, 2024.

Chairman Mitchell said on the drawing showing the elevations and the position of the front two buildings are North, South, East, West proper, but the back two buildings are reversed – North and South should be East and West and East and West should be North and South. Mr. Harrell will correct this.

Mr. Graves asked for clarification on the mounting height of the lighting poles and asked if it includes the 3 ft post. Mr. Harrell said that includes the base from ground level to fixture.

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

Ms. Guinup said the color changes are a vast improvement and the board agreed.

Motion made by Mr. Graves to adjourn Case 2024-031 to October 9, 2024. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

Case #2024-032 – **Trinity Assembly of God (3) 4398 St. Rt. 31 – Amended Site Plan (Adj. 3)

Chairman Mitchell said this case will not be heard this evening as the applicant asked for an adjournment.

Motion made by Mr. Graves to adjourn Case 2024-032 to October 23 2024. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

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

Mr. Ben Harrell – CHA, is present to address the board on behalf of the applicant. Chairman Mitchell asked Mr. Harrell if the cross-access agreement has been signed. Mr. Harrell said no. The chairman said nothing further will be done until the agreement has been signed.

Motion made by Mr. Graves to adjourn case 2024-038 North Syracuse Lodging Group to October 9, 2024. Seconded by Mr. McMahan.

Motion Carried: 6-0.

*Case #2024-041 – **McDonald's USA** (5) – corner of West Taft Road and Cedarpost Road – Special Permit Referral (Adj. 1)

Chairman Mitchell said this case will not be heard this evening as the applicant asked for an adjournment.

Motion by Mr. Graves to adjourn Case 2024-041 McDonald's USA to October 23, 2024. Seconded by Mr. McMahan.

Motion Carried: 6-0.

****Case #2024-043 – 7 Brew Coffee (3) – 3906 Brewerton Road, Site Plan (Adj. 2)**

Mr. Larry Adler is present to address the board on behalf of the applicant.

Mr. Adler passed out to the board a rendering of this parcel. Mr. Adler spoke with the owner of the property and the corner lot will be included in the final site plan approval. The revised plans show the parking being kept in the same location and the corner lot will be merged into the main lot. Chairman Mitchell asked if this has been done. Mr. Adler said no as the owner does not want to do this unless there is a final site plan approval. Chairman Mitchell advised Mr. Adler to speak with the town assessor to handle this. Ms. Guinup said this has to be done prior to site plan approval and the chairman concurred with Ms. Guinup.

Discussion followed on discrepancies in the parking. Ms. Guinup said the parking spaces do not agree what is shown on the drawing. Ms. Guinup said the drawings we have do not total 78 parking spaces. The total is 71 parking spaces. This will not be a problem if there are 18 spaces shown on the drawing by Ms. Guinup. Mr. Adler will make the changes.

Discussion on the square footage followed. Mr. Adler said this is off of Muraco's survey. It is 102 ft wide by 110 ft to the notch shown by Mr. Adler which is 11,220 sq ft. The rectangle is 4,000 sq. ft which is 15,355 sq. ft. Mr. Adler said the square footage shown on the drawing presented to the board at this meeting is correct.

Ms. Borton asked if some of the parking spaces closer to Brewerton Road exit could be eliminated. Mr. Adler said that could be done to eliminate two or three spaces. Ms. Borton said the parking spaces should be labelled as each space is 9-1/2 by 20 and this needs to be shown on the site plan.

Ms. Borton said the dumpsters need to show style of material used as this should match the building façade, using split face block.

Chairman Mitchell said to change the color on the striping plan which shows black on black as it is illegible. This needs to be changed on site plan.

Ms. Guinup followed up more on the dumpsters regarding the gates. Mr. Adler said they use powdered color louvers so there will be no rusting on the gates. Ms. Guinup asked for more detail on the dumpster area.

Ms. Guinup discussed drawing C2.1 versus C6.2 directional signage do not correlate at all. The arrows coming off South Bay Road need to have an arrow on the pavement directing traffic off of South Bay to go to the drive thru. Also, pavement markings off of Rt 11 would help traffic flow. Ms. Guinup said everything needs to match on these sheets C2.1 and C6.2.

Ms. Guinup referred to C2.1 #17 showing an accessible path from parking to building. Mr. Adler clarified this as it is a handicap spot with access directly to the employee entrance. This is required by the ADA code.

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Ms. Borton said the drawings need to be signed and stamped.

Mr. Graves said the snow stacking area could be problematic. The area will be stoned so there will be draining of the snow. The plantings in that area should be revisited as Mr. Palumbo said the plantings will not hold up in the snow as these plants are very brittle.

Mr. Palumbo said it was brought up at the last meeting to have some vegetated screening on the back side of the dumpster to soften the look of the dumpster.

Ms. Guinup asked Mr. Territo, planning commissioner, what sheets need to be signed by the property owner that there is an agreement with what has been approved should any code violations occur. Mr. Territo said they would be concerned with O'Reilly's dumpster area. Mr. Territo said to have the owner sign sheet C2.0. Mr. Adler said Mr. Muraco will be present at the planning board meeting for site plan approval.

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

Motion made by Mr. Graves to adjourn Case 2024-043 7 Brew Coffee to October 9, 2024.
Seconded by Mr. Palumbo.

Motion Carried: 6-0.

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

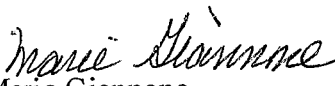
Motion made by Mr. Graves to adjourn Case 2024-024 to October 9, 2024. Seconded by Mr. McMahan.

Motion Carried: 6-0.

Motion made by Ms. Borton to adjourn meeting at 8:27 p.m. Next meeting is October 9, 2024.
Seconded by Ms. Guinup.

Motion Carried: 6-0.

Respectfully submitted,


Marie Giannone
Planning Board Secretary