

**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 13th day of August 2025. 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:

<b><u>PRESENT:</u></b>	Russ Mitchell	Chairman
	Michelle Borton	Deputy Chair
	Karen Guinup	Member
	Hal Henty	Member
	Al McMahon	Member
	Jim Palumbo	Member
	Paul Graves	Member
	Marie Giannone	Secretary to Planning Board
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	Planning Board Engineer

<b><u>OTHER:</u></b>	Joe Grispingo	Commissioner of Code Enforcement
	Caitlin Choberka	Project Engineer, C&S Companies

<b><u>ABSENT:</u></b>	David Tessier	Interim Commissioner of Planning & Development
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A motion was made by Mr. Graves and seconded by Mr. McMahon to approve the minutes of the July 23, 2025 regular meeting.

**Motion Carried: 7-0.**

**Public Hearings:**

**New Business:**

\*Case#2025-032 – **McDonald's USA LLC** (5) – 4979 West Taft Road – Zone Change Referral.

Mr. Joe Frateschi of Harris Beach, is present to address the board. Mr. Frateschi stated they are here for a zone change referral from LuC-1 Limited Use District to RC-1 Regional Commercial District located at 4979 West Taft Road on a portion of land consisting of +/-1.269 acres in the Wegmans Plaza. The property is split zoned and this change is intended to make zoning for the parcel consistent in the plaza.

Chairman Mitchell stated that in an LuC-1 district a gasoline service station is permitted. This change will have the entire plaza zone as a RC-1 Regional Commercial District.

Chairman Mitchell polled the board.

Planning Board  
Regular Meeting  
August 13, 2025

Mr. Henty	OK
Ms. Guinup	OK
Ms. Borton	OK
Mr. Palumbo	OK
Mr. Graves	OK
Mr. McMahon	OK
Chairman Mitchell	OK

Chairman Mitchell said this is a public hearing and asked if there are any questions. Hearing none, the chairman closed this case and asked for a motion.

Motion made by Mr. Palumbo. Mr. Chairman: In the matter of the application of planning board case No. 2025-032 for McDonald's zone change of 4979 West Taft Road, I move to recommend to the Town Board using standard form #50 – zone change the petition be forwarded with the planning board comments. Seconded by Mr. Graves.

**Motion Carried: 7-0**

\*Case #2025-033 – **Marc Lebie dzinski** (5) 7985 Morgan Road – Zone Change Referral

Mr. Tim Coyer, Ianuzi & Romans, is present to address the board on behalf of the applicant.

Brief discussion on the septic issue and the zone change to an R40 which can have septic.

Chairman Mitchell asked the board if there are any questions. None.

This is a public hearing and the chairman asked if there are any questions. Hearing none, the chairman polled the board.

Mr. Henty	OK
Ms. Guinup	OK
Ms. Borton	OK
Mr. Palumbo	OK
Mr. Graves	OK
Mr. McMahon	OK
Chairman Mitchell	OK

Chairman Mitchell closed the case and asked for a motion.

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of the planning board case No. 2025-033 for Marc Lebie dzinski I move to recommend to the Town Board using standard form #50 – zone change the petition be forwarded with the planning board's comments for the record. Seconded by Mr. Graves.

**Motion Carried: 7-0**

**\*\*Case #2025-039 – Pack Rat Storage (Chad Parks) (3) – 4717 Wetzel Road – Special Permit**

Mr. Tim Coyer, Ianuzi & Romans, is present on behalf of the applicant.

Chairman Mitchell said an interjection was made that a special permit was needed for outside storage. A precedent has already been set for this land where this board did the site plan with outside storage in it. This evening a motion will be made to deny this case. A site plan will be worked on by this board which will be coming in two weeks.

Chairman Mitchell asked the board if there are any comment to be passed on to the applicant/representative so that we can proceed with an approval at the next meeting.

Ms. Guinup said we have been looking at an amended site plan that showed phases of the building with outside storage and added landscaping. Ms. Guinup said, in her opinion, that is all we are looking for in the amended site plan.

As this is a public hearing the chairman asked if there are any questions. Hearing none the chairman closed this case and asked for a motion that this case be denied.

Motion made by Ms. Guinup to deny Case No. 2025-039. Seconded by Mr. Henty.

**Motion Carried: 7-0.**

**\*\*Case #2025-041 – Morgan Road Business Park (3) East Side of Morgan – Site Plan**

The applicant (no name) is proposing construction of one 60,000 sq. ft light industrial building and eight 4,800 sq. ft light industrial buildings on 17.39 acres in an I1 industrial zone. The buildings will be leased for use as contractor/office. Parking will have connections to a private road with access to Morgan Road. The 60,000 sq. ft building will have loading docks and tractor trailer parking on the western and eastern side of the building. There will be 394 parking spaces where town code requires 411. Proposed landscaping will consist of trees and plantings along the road frontage, the internal road and driveways, and around parking areas.

The applicant said there is no tenant for the large building.

Chairman Mitchell said we need a site plan and there is a checkoff list which needs to be complete before coming before this board. The chairman said parking could be a problem. Chairman Mitchell said Onondaga County Planning Board put out their comments this date on the proposal and the applicant should address these issues.

The chairman said the ingress/egress on Morgan Road could be a problem with the location of the existing school and a traffic study will need to be done. A pre planning meeting could have been scheduled to address these issues before appearing before this board. As Ms. Guinup stated, this planning board meeting is not a work session. Mr. Henty agreed with these comments.

Chairman Mitchell also said if this project is going to be done in three phases, it must be outlined on the site plan.

Ms. Borton also agreed that we need a site plan.

Mr. Palumbo agreed with Ms. Guinup that this is not a work session. Mr. Palumbo brought up about the eight buildings that could house an office, contractor, home builder, landscape office, etc. If there is equipment or material to be stored, this could be a potential problem because the area does not show future storage. Storage could be off site. This will be address during site plan.

Mr. Graves – good

Mr. McMahon – good

Mr. DeTota, town engineer, read the county comments where it states the site is vacant with woodlands covering most of the site. Significant wetlands are in proximity to this project and county requested that be further identified to obtain a negative parcel jurisdictional determination from DEC or coordinate with regional staff if a wetland permit is required. Clarity will be required on these wetlands.

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

Motion made by Mr. Graves to adjourn Case #2025-041 to September 24, 2025. Seconded by Mr. McMahon.

**Motion Carried: 7-0**

**\*\*Case #2025-042 -COR Route 31 Company, LLC/Price Chopper (3) – 3863 State Route 31 – Amended Site Plan**

Mr. Andy Hart, Collier Engineering & Design, is present to address the board on behalf of the applicant.

Mr. Hart said they are here for an amended site plan approval to allow renovation of the Price Chopper building into four new retail spaces within the existing 68,966 sq. ft building. The existing façade will be removed and constructing new store fronts for each tenant. New sidewalks, curbing and curb ramps will be constructed along with new landscaping.

Chairman Mitchell said the utility hook up must be shown and the dumpster gates must also meet the board's requirements as indicated on the check off list.

Mr. Henty asked if there are any lighting changes. Mr. Hart said no.

Mr. Graves asked if the trees at the end of the islands will remain. Mr. Hart said yes. Mr. Hart said some sconces will be on the face of the buildings and details will be provided in the lighting plan.

Mr. McMahon asked if the EV parking spaces will remain. Mr. Hart said yes.

Mr. Palumbo said the ADA spaces may need to be positioned more to the curb ramps. Crosswalks could be added. This will be addressed. Also, he asked if the trees will be positioned with the signs for visibility. This will be addressed. Mr. Palumbo said it will be great to get some vegetation there.

Chairman Mitchell said the parking spaces are 9-1/2 x 20 and need to be labeled along with handicap parking.

Mr. Palumbo brought up about the structural soil under the sidewalk. Structural soil helps the tree roots grow.

Chairman Mitchell said this is a public hearing and asked for any questions. None.

Motion made by Mr. Henty to adjourn Case #2025-042 to September 10, 2025. Seconded by Mr. Graves.

**Motion Carried: 7-0.**

**\*\*Case #2025-009 – Sonbyrne Sales, Inc/Byrne Dairy (3) – 7190 Buckley Road – Site Plan (Adj. 5)**

Mr. Christian Brunelle is present to address the board. The town board approved the special permit on July 21, 2025.

Mr. Brunelle said some changes have been made to the site plan:

- ✓ Brick will be on the building rather than stone to match existing structures in the area. Pictures were shown which shows brick on lower half with the beige color on the top half.
- ✓ Posts and end post by the fuel pumps have been wrapped in brick.
- ✓ Fuel canopy has five fueling pumps with ten positions.
- ✓ All tanks consisting of 20,000 and 10,000 fuel are underground.
- ✓ Dumpster detail has been corrected.

Mr. Brunelle showed the board on the site plan the change made to the pedestrian access. This change was made as County is planning to complete in 2026 the two lanes with the left third lane going to Dolshire. One curb cut is shown. Sidewalks will be added. Landscaping is being worked on by Plumley Engineering.

The lighting plan has been submitted and larger sheets will be provided.

Chairman Mitchell asked if sidewalks can go to Dolshire. Mr. Brunelle said this is under consideration.

Ms. Guinup asked what is the date of completion for this project. Mr. Brunelle said as soon as approval is received. Ms. Guinup said a letter is needed from County DOT. The town of Clay highway department will look at the changes being made on Dolshire.

Mr. Brunelle said no DOT permit will be issued until the road work commences.

Ms. Borton said the date and revision dates need to be put on the title sheet along with the lighting plan.

Mr. McMahon – good.

Mr. Graves asked about sidewalks on Dolshire for neighborhood traffic. Discussion followed and will be further addressed. Mr. Graves asked about the noise at that location. There is no outside music. Mr. Brunelle said the noise is minimal but a fence could help until the growth of the trees. Ms. Guinup said only a vinyl fence. Mr. Brunelle agreed with Ms. Guinup.

Mr. Palumbo discussed the brick façade. Mr. Brunelle showed pictures of the brick on another Byrne dairy building and it was agreed that brick is good.

Ms. Guinup asked if Sonbyrne Sales closed on this property. Mr. Brunelle said no. Building permits cannot be pulled until ownership is shown.

Mr. Grispingo, Code Enforcement Officer, said with new sidewalks comes snow removal and that is the responsibility of the property owner. Mr. Brunelle is aware of this.

Chairman Mitchell said this is a public hearing and asked if there are any questions.

Ms. Denise Murray, 7451 Waxwood Circle, said this is a busy intersection and asked if a traffic study was done. Chairman Mitchell said this board asked the town board to specifically look at the traffic study before approving the special permit. The town board looked at the traffic study and approved the special permit. Mr. Brunelle said there were two public hearings.

Motion made by Mr. Graves to adjourn Case #2025-009 to September 10, 2025. Seconded Mr. McMahon.

**Motion Carried: 7-0.**

**\*\*Case #2025-015 – Seneca Savings (3) – 5332 State Route 31 – Site Plan (Adj. 4)**

Motion made by Mr. Graves to adjourn case #2025-015 to September 10, 2025. Seconded by Mr. McMahon.

**Motion Carried: 7-0.**

**\*\*Case #2025-019 – Canandaigua National Bank (3) – 7515 & 7519 Oswego Road – Site Plan**

Motion made by Mr. Graves to adjourn case #2025-019 to September 24, 2025. Seconded by Mr. McMahon.

**Motion Carried: 7-0.**

**\*\*Case #2025-021 – Windsor Property Group (3) – 7985 Morgan Road – Preliminary Plat (Adj. 2)**

AND

**\*\*Case #2025-022 – Windsor Property Group (3) – 7985 Morgan Road – Final Plat (Adj. 2)**

There was no one present from the applicant.

Motion made by Mr. Graves to adjourn Case #2025-021 and Case #2025-022 to September 10, 2025. Seconded by Mr. McMahon.

**Motion Carried: 7-0.**

**\*\*Case #2025-036 – United Auto Supply Renovation (3) – 8091 Oswego Road – Amended Site Plan (Adj. 1)**

Mr. Ben Harrell, CHA, is present to address the board on behalf of the applicant.

Mr. Harrell said the pump station has been labelled as required and sewer lateral has been added to the plan.

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. Hearing none the chairman closed the case and asked for a motion.

Motion made by Ms. Guinup. Mr. Chairman: In connection with the unlisted action of the Planning Board Case No 2025-036 I move the adoption of a resolution using our standard form No. 10 that for SEQR purposes the amended site plan proposed by United Auto Supply Renovation 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.**

Ms. Guinup noted the plans state site plan when it is an amended site plan. Changes read in the motion have the revision dated of 8/13/25.

Motion made by Ms. Guinup. Mr. Chairman: In connection with Planning Board Case No. 2025-036, I move the adoption of resolution using our standard form No. 20 granting amended site plan approval to United Auto Supply Renovation based on a map by CHA dated June 26, 2025 revised August 13, 2025 showing drawing no C-101. Also included in this motion are the following drawing numbers by CHA – C-001, C-003, C-601 all dated June 26, 2025 with the following revision dates. August 13, 2025 is for C-001, C-101. C-003 and C-601 revised August 4, 2025. Survey by Moore Land Surveying, P.C. File No 25-121 dated June 19, 2025 with no revision. Elevations by MacKnight Architects A-200 dated June 2, 2025 with no revision. A floor plan is also included. Subject to the following conditions: Signage is not included in this motion. All legal and engineering requirements of the Town of Clay. Seconded by Mr. Henty.

**Motion Carried: 7-0.**

**\*\*Case #2023-053 – Proposed Hotel at Wegmans Great Northern Site (3) – 3955 State Route 31 – Site Plan (Adj. 8)**

Costich Engineering is present to address the board.

Chairman Mitchell said the documents for the fire district and wetland have been received.

Chairman Mitchell asked the board if there are any questions. None.

This is a public hearing and asked if there are any questions. Hearing none, the chairman closed the hearing and asked for a motion.

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of the planning board case No 2023-053 for Proposed Hotel at Wegmans Great Northern Site, I move the adoption of a resolution using standard form No. 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. There appears to be no impact that cannot be mitigated. Seconded by Mr. Palumbo.

**Motion Carried: 7-0.**

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of planning board case No 2023-053 for Proposed Hotel at Wegmans Great Northern Site, I move the adoption of a resolution using standard form No. 20 Site Plan be granted based on a Site Plan by Costich Engineering as attached. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Mr. Graves.

**Motion Carried: 7-0.**



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INDEX OF DRAWINGS

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<u>SHEET NO.</u>	<u>DRAWING TITLE</u>
GA001	COVER SHEET (SHEET 1 OF 16) DATED: 09/24/2024 , REVISED: 06/17/2025
GA002	GENERAL NOTES AND LEGEND SHEET (SHEET 2 OF 16) DATED: 09/24/2024 , REVISED: 06/17/2025
CA100	EXISTING FEATURES / DEMOLITION PLAN (SHEET 3 OF 16) DATED: 09/24/2024 , REVISED: 06/05/2025
CA110	OVERALL SITE PLAN (SHEET 4 OF 16) DATED: 03/25/2025, REVISED: 06/17/2025
CA111	SITE AND PAVEMENT MARKING PLAN (SHEET 5 OF 16 ) DATED: 09/24/2024 , REVISED: 06/05/2025
CA112	DETAILED TRUCK TURNING PLAN (SHEET 6 OF 16 ) DATED: 03/07/2025, REVISED: 06/05/2025
CA120	UTILITY PLAN (SHEET 7 OF 16) DATED: 09/24/2024 , REVISED: 06/05/2025
CA130	GRADING AND EROSION CONTROL PLAN (SHEET 8 OF 16) DATED: 09/24/2024 , REVISED: 06/17/2025
CA131	DETAILED GRADING (SHEET 9 OF 16) DATED: 03/07/2025, REVISED 06/05/2025
LA100	OVERALL LANDSCAPE PLAN (SHEET 10 OF 16) DATED: 09/24/2024 , REVISED: 06/12/2025
LA110	LANDSCAPE ENLARGEMENT PLAN (SHEET 11 OF 16) DATED: 09/24/2024 , REVISED: 06/12/2025
EA100	LIGHTING PLAN (SHEET 12 OF 16) DATED: 09/24/2024 , REVISED: 06/12/2025
EA110	DETAILED LIGHTING PLAN (SHEET 13 OF 16) DATED: 03/26/2025, REVISED 06/12/2025
CA500	DETAIL SHEET (SHEET 14 OF 16) DATED: 09/24/2024 , REVISED: 01/14/2025
CA501	DETAIL SHEET (SHEET 15 OF 16) DATED: 09/24/2024 , REVISED: 06/09/2025
CA502	DETAIL SHEET (SHEET 16 OF 16) DATED: 09/24/2024 , REVISED: 07/01/2025

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Motion made by Mr. Graves to adjourn this meeting at 9:01 pm. Seconded by Mr, McMahon.

**Motion Carried: 7-0**

Respectfully submitted,

*Marie Giannone*

Marie Giannone  
Planning Board Secretary