

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 27th day of July 2022. The meeting was called to order by Chairman Mitchell at 7:30 PM. All joined in the Pledge of Allegiance and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Michelle Borton	Member
	Karen Guinup	Deputy Chair
	Hal Henty	Member
	Al McMahon	Member
	Jim Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Ron DeTota	C&S Engineers
ABSENT:	Scott Soyster	Member
	Kathleen Bennett	Planning Board Attorney

A motion was made by Michelle Borton seconded by Al McMahon granting approval of the minutes from the July 13, 2022 Regular Meeting.

Motion Carried 5-1 (Jim Palumbo abstained due to absence)

Public Hearings (New Business):

****Case #2022-029 – Goguen Drive Laydown Yard (3) – Goguen Drive – Site Plan.** Geoff Hillenbrand, Plumley Engineering, presented on behalf of the applicant and distributed updated documents to the Board Members. Russ Mitchell spoke stating they do not like to receive changes the night of the meeting as well the size of the documents need to be the same size as all submitted drawings. Geoff apologized. He explained the applicant is seeking approval to clear 5 acres of a 6.2 acre wooded lot to accommodate a laydown yard for commercial development. The area will hold service and construction material only such as recycled concrete; noise barriers and a landscape berm will be added to assist with sound levels. No traffic implications are anticipated as business will typically be conducted during normal working hours, with few off/odd seasonal hours. Geoff explained there are two storm water management systems with a bio-retention system and drainage along Goguen Drive; all documentation has been provided to Ron DeTota for review. There is minimal site lighting and four (4) poles will be installed; this is part of the photometric plan handed out this evening. Hal Henty reiterated Russ' comment regarding seeing this information prior to the meeting for approval purposes. Hal is concerned the lighting may affect the neighboring properties. Geoff said they did change from two to four poles, however, there is no adverse affect to the neighbors. The other item changed is the control structure, which changed from wall to a 4x4 structure; there are no layout changes. Russ asked if Geoff received the County comments noting the need for a SPDES permit and conduction of wetland delineation. Geoff stated he had not received. Further, Russ read they will need to obtain necessary permits from the Army Corps. of Engineering. Russ wants to see the wetlands adjacent to the property on the drawing and stated if a stream disturbance is added, a permit will be needed. Geoff said conversations are ongoing.

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Russ mentioned all will need to be in writing to the Planning Board; the Engineer will go over any design concerns. Lastly, Russ read a final comment that since wetlands are on site the applicant must be sure to retain as much tree coverage as possible. Michelle Borton said an EAF is needed as back-up documentation for the wetlands. Geoff stated DEC and the Army Corps. have been on site. Michelle also asked the lighting plan be incorporated into the drawing set; Geoff agreed. Jim Palumbo noted the landscape at the entrance shows shrub plantings and cardinal flowers and asked where this is in proximity to the road due to the ingress/egress and to be sure it doesn't block any vehicle views. Jim asked the landscape details be included in the documents. Further, Jim requested to be sure the storm water is cleared of vegetation, roots, etc. A survey indicating this must be included. Mark Territo spoke stating he has this survey on file. Karen Guinup said with the change of light poles from two to four, to be sure the Board receives revised drawings with a revision date of today and do not change the original date on the drawing. Also, she asked they add the two additional poles to the site plan. Karen noted Item #3 on the site plan reading federal wetlands stating that is what is needed to be delineated. Lastly, Karen asked when the trees were cut down and would like that date furnished to the Town. Ron DeTota asked about a revised SWPP; once received/reviewed he could provide comment at a later meeting. Geoff handed a copy to Ron. A question was raised about attending a next Planning Board meeting. Russ stressed if the applicant is not ready with all material/documents in hand and turned in by August 3rd, the case will be adjourned to an October date.

Russ asked for questions/comments from the public.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn Case #2022-029 – Goguen Drive Laydown yard – Site Plan to August 10, 2022.

Motion Carried 6-0

****Case #2022-030 – Goguen Drive Laydown Yard (3) – Goguen Drive – Special Permit – Contractor's Service Yard.**

A motion was made by Hal Henty seconded by Michelle Borton to adjourn Case #2022-030 – Goguen Drive Laydown Yard – Special Permit – Contractor's Service Yard to August 10, 2022.

Motion Carried 6-0

****Case #2022-031 – Saxton Sign Corp./Sunoco LED Gas Price Sign (3) – 4474 Buckley Road – Special Permit – Electronic Message Sign. Deb Guarasce, Saxton Sign Corporation presented on behalf of the applicant and is seeking approval for an LED price board; this sign will replace the manual sign. Russ Mitchell noted the Board received an application for various signs, however, sign approval will be for the electronic pricing sign only. Deb agreed.**

Russ asked for questions/comments from the public. Hearing none he closed the hearing.

Al McMahon read: In the matter of the application of the Planning Board Case #2022-031 – Saxton Sign Corp./Sunoco LED Gas Price Sign – 4474 Buckley Road, 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 Jim Palumbo.

Motion Carried 6-0

Al McMahon read: In the matter of the application of the Planning Board Case #2022-031 – Saxton Sign Corp./Sunoco LED Gas Price Sign, 4474 Buckley Road, I move the adoption of a resolution using standard form #70 – Special Permit for electronic LED sign granted based on an application dated June 29, 2022. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Jim Palumbo.

Motion Carried 6-0

****Case #2022-032 – Splash Car Wash (3) – 3610 NYS Route 31 – Site Plan.** Cade Kreuger and Jeff Arnold, Splash Car Wash, Inc. spoke noting plans are to demolish an existing building and build a new automatic car wash, also install new concrete pavement, landscape and lighting. Cade explained Splash Car Wash has merged with Classy Chassy which is a name change from a prior presentation, however, the operation is the same. A few adjustments have been made to the site plan including relocating the vacuum area parallel to the building; this appears much more efficient, preserving green space. The landscape is defined at the ingress/egress and they have reduced back-spaces and employee parking. Drainage will flow to the municipal storm sewers on Route 57; a SWPP is not yet in place but they are working with the Town Engineer on this item. A trench drain is incorporated at the tunnel exit with run-off to sanitary sources. Access to the site by curb cuts is visible with a westerly ingress and easterly egress reduced from 49' to 20' - labeled as 'exit only.' Utilities will be water and a reclamation system installed; this specific use was approved by the Town Board. A lighting plan is still being developed. The site has stacking for 37 vehicles and a stacking layout is also being developed. There will be no pre-washing at the entrance, instead use of an internal high-tech system will be used. Sound from the vacuum motors is anticipated to be very low with each row powered by one motor; documents supporting this will be provided. Jeff Arnold spoke noting the exterior of the building has changed slightly, although a similar design with the same footprint. Plans continue to keep the site fully manned during operation. Russ Mitchell requested the smaller set of drawings provided be enlarged and made part of the site plan. Russ explained there is an extensive packet that is supplied by the Planning Department letting applicants know what we are looking for before submitting drawings. Russ asked if they had received the County's comments and Cade said yes, he attended the meeting. Russ noted two items: They must contact the OCWA Engineer and contact OCWEP for plumbing permit/capacity assurance approval. As well, they must contact DOT to discuss traffic data. Any mitigation must be reflected on the plans; the Planning Board will not give conditional approvals for anything. Russ noted drawing C-2 (in the left hand corner) reading "to be removed" and in other areas reading "to remain." Clarification is needed as to what these mean, what is being removed and what is remaining. If something is not needed, take it off the site plan. Further, the curbing where the trees are located notes a waterline underneath. Russ asked when the trees are to be removed and what are the details of the water line is in case of roots. Russ stated the 14x20 stalls are vacuum stalls, any other sizes must be added; parking must be 9-1/2x20 and labeled accordingly. There are a couple concerns with the two lanes of traffic going in, it splits to three on the drawing, do you need three pay stations coming in due to the radius? Jeff said, yes, the three pay stations work well and each is controlled by one central unit and are also manned should anyone need assistance. He stated a site location in Geneva, NY just opened and has the same configuration. Karen Guinup asked the size of the radius. Hal Henty asked if the gates open at the same time and Jeff said only one gate opens at a time. Russ asked how wide the tunnel is at the exit and Jeff said, 15'. Jeff stated the Geneva site is working well, however, he can adjust radiuses on the site plan if needed. Russ asked he indicate each parking area where there is a vacuum and wants a detail sheet of what the vacuums look like. Russ noted drawing C-7 and dumpster details. He asked they refer back to the packet as the dumpster information is included; this needs to be updated. Hal Henty stated the lighting details are needed and noted an error on drawing C-3. Michelle Borton would like to see more directional signage, exits/enters, besides the pavement markings. Jim Palumbo

noted the landscaping is lacking bit and asked more dense/massing be included. He'd like to see plant beds rather than rock beds. Ornamental grass works well to screen/soften the area. Jim noticed the architecture of the building changed and asked what is different. Jeff stated they have this similar tower at the Geneva site which is to soften the building, however, is open to revamping and reverting to the past drawings. Karen said we will need something in writing from the County DOT and an email is fine. Also, we need to know the total height of the building, up to the highest point and include this on the elevation drawings. The appearance does look okay, however, the flat roof on the towers is less appealing and asked they tweak this. She also asked about the vacuums and if they can only be used one at a time. Jeff said not, the system is a one motor vacuum system. She asked they include the detail of the vacuum motors. Lastly, she stated the dumpster needs to be to scale as the entrance/exit appear off and the width of the bail out lane needs to be noted; this may require a variance. Jim agreed with Karen on the flat roof stating the prior drawings showed a protruding upward-angled roof which was much more appealing. Ron DeTota asked about the trench drain at the exit and Cade said the Town Board asked for this. The connection to the sanitary sewer is it plain water and Cade said, yes. Ron stated this could go to the storm water. He asked they provide an internal plumbing layout. Jeff said there is a restroom on site that will have a separate line. Ron asked about the water reclamation system and if there is an existing site this equipment is operating? Jeff said, yes and can submit the information, noting there is a 50% water/sewer reduction. Ron asked to see evidence of the water reduction or current documents of a comparable system up and running with traffic amounts. As well, Ron asked they quantify the amount of water discharge to the sewers and what is being proposed. Further, Ron asked to have a detail sheet that shows the components. He also noted drawing C-4 and a 10'w. easement. Cade said this is not correct and will correct it. Karen asked if prep is done inside the tunnel and Jeff said all is done inside the bay, an employee-free system that works flawlessly. Karen also asked for a floor plan. Mark Territo commented two areas may need variances: the curb cut comes out 30' from the property line and the parking lot on the right side has an accessory structure setback 90' from the center line. Russ requested they provide a summary of the comments on a separate sheet.

Russ asked for questions/comments from the public.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn Case #2022-032 – Splash Car Wash – 3610 NYS Route 31 – Site Plan to September 14, 2022.

Motion Carried 6-0

Public Hearings (Old Business/Open and Adjourned):

****Case #2021-011 – Sharkey's Beach Volleyball and Restaurant (3) – 7240 Oswego Road – Amended Site Plan (Adjourned from 15 previous meetings).**

A motion was made by Michelle Borton seconded by Hal Henty to adjourn Case #2021-011 – Sharkey's Beach Volleyball and Restaurant – 7420 Oswego Road – Amended Site Plan to August 10, 2022.

Motion Carried 6-0

****Case #2022-011 – 7842 Goguen Drive, LLC (3) – 7842 Goguen Drive – Amended Site Plan (Adjourned from 4 previous meetings).**

A motion was made by Jim Palumbo seconded by Al McMahan to adjourn Case #2022-011 – 7842 Goguen Drive, LLC – Amended Site Plan to September 28, 2022.

Motion Carried 6-0

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Case #2022-022 - **Mazur Subdivision (3) – 7855/7859 Morgan Road – Final Plat. Jeffrey Fasoldt, Bousquet Holstein, PLLC, was present on behalf of the applicant.

Al McMahon read: In the matter of the application of Planning Board Case #2022-022 – Mazur Subdivision – 7855/7859 Morgan Road – Final Plat, I move the adoption of a resolution using standard form #40 – Final Plat, granted based on a map by Lehr Land Survey, dated March 16, 2021 and numbered 21.A-71C. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Jim Palumbo.

Motion Carried 6-0

Case #2022-027 – **Jason Kocher (3) – 8350 Caughdenoy Road – Special Permit – Tier 2 Solar Energy System (Adjourned from 1 previous meeting). The applicant was not present.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn Case #2022-027 – Jason Kocher – 8350 Caughdenoy Road – Special Permit – Tier 2 Solar Energy System to September 28, 2022.

Motion Carried 6-0

Closed Hearings – Board/Applicant discussions:

New Business

Signs:

Signarama/CellaV Boutique – 8395 Oswego Road – Zoned RC-1, Permit #52,986.

The applicant is proposing a 22 square foot Internal Illumination LED sign on the front of the building when 24 square feet is allowed. The proposed sign will meet the code.

A motion was made by Karen Guinup seconded by Michelle Borton granting approval of Sign Permit #52,986 – Signarama/CellV Boutique - 8395 Oswego Road.

Motion Carried 6-0

Russ Mitchell asked if there were any further comments or questions, hearing none he adjourned the meeting.

A motion was made by Michelle Borton seconded by Hal Henty granting approval to adjourn the meeting at 9:11 p.m.

Motion Carried 6-0

The next meeting is slated for August 10, 2022

Respectfully Submitted,



Judy Rios
Planning Board Secretary