

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 April 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
	Jim Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers

ABSENT: Al McMahon Member

A motion was made by Hal Henty seconded by Scott Soyster granting approval of the minutes from the April 13, 2022 Regular Meeting.

Motion Carried 5-1 (Michelle Borton abstained due to absence)

New Business:

None.

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 11 previous meetings).** Steve Calocerinos, Calocerinos Engineering, PLLC, spoke on behalf of the applicant. Steve noted cleaning up the site plan, providing stamped and scaled drawings, and submittal of the original pavilion as well as the extension to the building that includes the overhead doors. For now, the current structure will not be heated, however, this may change in the winter. Site plan changes include adding parcel and setback information. Steve noted the owner’s Attorney is working with Kathy Bennet on a cross access agreement. Karen Guinup noted an existing dumpster not shown on the drawing stating this will need to be shown with an enclosure. As well there are light poles, by the volleyball courts, not shown. All of these items need to be placed on the plans. Russ Mitchell stated structural drawings of the site plan will be reviewed in detail by the Codes Department during the building permit phase of the project. He also stated there is an expired permit with no certificate of occupancy, noting this had to do with the original structure. Russ suggested the owner re-permit the entire project at one time and in doing so, the Planning Department has been asked to put together a list of items needed to keep this moving forward and process permits accordingly. Karen stated due to the expired permit, there is no certificate of occupancy for this structure. Russ asked Steve place the dumpster information, as mentioned, so as to move forward with the site plan. Hal Henty asked if the owner had combined the lots and Steve said, no, he is working on that. Hal stated he may need variances,

however, Steve noted no structures are on the other lots, but would look into this. Jim Palumbo asked if the shaded pavement area (on the drawing) is for parking the rest of the lot as it looks like offset parking. Steve stated the shading is to identify paving. Kathy Bennett noted sending a letter, dated 12/15/2021, and not receiving an acknowledgement. Steve said he understood there was a response provided. Kathy will double check with her partners, noting perhaps one of them are working on it unbeknownst to her; she will check to see if this is done. Ron DeTota asked if there is fire hydrant near the east by the sand court and Steve said, yes. Hal mentioned not seeing additional bracing on the architectural drawings and Steve said these will be added per the report. Steve will address and correct the items as mentioned to be able to obtain a certificate of occupancy. Russ thanked Steve for working with the Planning Board noting everyone is anxious to see this project completed.

A motion was made by Karen Guinup seconded by Michelle Borton granting approval to adjourn Case #2021-011 – Sharkey’s Beach Volleyball and Restaurant – 7420 Oswego Road – Amended Site Plan to May 11, 2022.

Motion Carried 6-0

****Case #2021-046 – Todd Fritzen (3) – 4664 Wetzel Road – Special Permit (Adjourned from 5 previous meetings).** The applicant was not present. Russ Mitchell stated a letter will be sent to the applicant. Should there be no response, the Planning Board will deny the application without prejudice and the applicant will then be required to refile.

A motion was made by Jim Palumbo seconded by Scott Soyster granting approval to adjourn Case #2021-046 – Todd Fritzen – 4664 Wetzel Road – Special Permit to May 25, 2022.

Motion Carried 6-0

****Case #2022-003 – Baldwinsville HWY 31, LLC/*Caliber Collision* (3) – 3593 State Route 31 – Site Plan (Adjourned from 4 previous meetings).** Gus Wilson and Kevin Van Hise spoke on behalf of the applicant distributing detail drawings of the dumpster enclosure. Discussion ensued as the drawings did not match what was sent and requested. Mark Territo provided an example sheet labeled dumpster enclosure details. The Board agreed to use this example and label it SP1.2.1 and incorporate it over drawing SP1.2, to move this case forward. No certificate of occupancy will be provided until this drawing is corrected and updated accordingly.

Russ Mitchell asked for further questions/comments. Hearing none he closed the hearing.

Jim Palumbo read: In the matter of the application of the Planning Board Case #2022-003 – Baldwinsville HWY 31, LLC/*Caliber Collision*, 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 for the following reasons: The site plan modifications are in keeping with the general area commercial properties. Seconded by Scott Soyster.

Motion Carried 6-0

Jim Palumbo read: In the matter of the application of Planning Board Case #2022-003 – Baldwinsville HWY 31, LLC/*Caliber Collision* – 3593 State Route 31, I move the adoption of a resolution using standard form #20 – Amended Site Plan be granted based on a map by Kimley Horn dated 12/15/2021, revised 4/20/2022 and numbered C0.0, C-1.0, C-2.0, C-3.0, C-3.1, C-3.2, C-7.0, C-7.1, C-8.0. Sheets SP1.1 dated 1/26/22 revised 4/6/2022, 4/20/2022, A2.0 and X1.0 revised 4/20/2022 by SRE. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: Sheet SP1.2.1 is to be incorporated with a date of 4/27/2022 and titled ‘Trash Enclosure System’ to eliminate and replace sheet SP1.2 ‘Trash Enclosure Details’ from the application submission and update the cover sheet. Seconded by Scott Soyster.

Motion Carried 6-0

Case #2022-019 – **Bryant & Stratton (3) – 7805 Oswego Road – Amended Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Karen Guinup granting approval to adjourn Case #2022-019 – Bryant & Stratton – 7805 Oswego Road – Amended Site Plan to May 11, 2022.

Motion Carried 6-0

Closed Hearings – Board/Applicant discussions:

**Case #2021-012 – *Crossroads Commons* – (3) – 4705, 4709, & 4713 Crossroads Park – Preliminary Plat (Adjourned from 9 previous meetings).

A motion was made by Karen Guinup seconded by Scott Soyster granting approval to adjourn Case #2021-012 – Crossroad Commons – 4705, 4709, & 4713 Crossroads Park – Preliminary Plat to June 8, 2022.

Motion Carried 6-0

**Case #2021-013 – *Crossroads Commons* – 4705, 4709, & 4713 Crossroads Park – Final Plat.

A motion was made by Karen Guinup seconded by Scott Soyster granting approval to adjourn Case #2021-013 – Crossroad Commons – 4705, 4709, & 4713 Crossroads Park – Final Plat to June 8, 2022.

Motion Carried 6-0

Case #2022-017 – **Gelsomin Family Limited Partnership/Gelsomin Subdivision – 902-906 Allen Road – Preliminary Plat (Adjourned from 1 previous meeting).

A motion was made by Michelle Borton seconded by Karen Guinup granting approval to adjourn Case #2022-017 – Gelsomin Family Limited Partnership/*Gelsomin Subdivision* – 902-906 Allen Road – Preliminary Plat to May 11, 2022.

Motion Carried 6-0

Regular Meeting
Planning Board
April 27, 2022

New Business:

Case #2022-018 – **Gelsomin Family Limited Partnership/Gelsomin Subdivision** – 902-906 Allen Road – Final Plat.

A motion was made by Michelle Borton seconded by Karen Guinup granting approval to adjourn Case #2022-018 – **Gelsomin Family Limited Partnership/Gelsomin Subdivision** – 902-906 Allen Road –Final Plat to May 11, 2022.

Motion Carried 6-0

Signs:

Kassis Signs – St. Joseph’s Imaging – 8200+/- Oswego Road - Zoned RC-1, Permit #52,652

The applicant is proposing one wall sign, 10 square feet when 77 square feet is allowed. The proposed sign will meet the code. Karen Guinup requested Codes Enforcement take down the posted feather-type banner sign.

A motion was made by Hal Henty seconded by Karen Guinup granting approval of Sign Permit #52,652 – Kassis Signs –St. Joseph’s Imaging – 8200+/- Oswego Road.

Motion Carried 6-0

Work Session:

None.

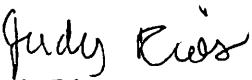
Russ Mitchell asked if there were any further comments or questions, hearing none he adjourned the meeting.

A motion was made by Scott Soyster seconded by Hal Henty granting approval to adjourn the meeting at 8:38 p.m.

Motion Carried 6-0

The next meeting is slated for May 11, 2022

Respectfully Submitted,


Judy Rios
Planning Board Secretary