

Regular Meeting  
Planning Board  
April 14, 2021

**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 14<sup>th</sup> day of April 2021. 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:

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

A motion was made by Michelle Borton seconded by Scott Soyster granting approval of the minutes from the March 24, 2021 meeting.

**Motion Carried 5-1**

**Public Hearings**

**New Business**

**Old Business:**

\*\*Case #2020-016 – *Praxair, Inc./Praxair Site Improvements* (3), 4580 Morgan Place – Amended Site Plan (Adjourned from 3 previous meetings). The applicant was not present for the meeting.

Russ Mitchell asked for a motion to adjourn.

A motion was made by Karen Guinup seconded by Scott Soyster granting approval to adjourn Case #2020-016 to May 26, 2021.

**Motion Carried 6-0**

\*\*Case #2021-009 – *Colonial Village* (3) – 8196 Oswego Road - Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

Russ Mitchell asked for a motion to adjourn.

A motion was made by Karen Guinup seconded by Jim Palumbo granting approval to adjourn Case #2021-009 to April 28, 2021.

**Motion Carried 6-0**

**Closed Hearings – Board/Applicant Discussions**

**New Business**

**Signs:**

**Station Glo of New England – Citgo – 8229 Oswego Road.** Zoned LuC-1, Permit #51,596. The applicant is proposing one internal illuminated canopy sign (face changes for new logo of 125 sq. feet when 160 sq. feet is allowed, this sign will meet code. A representative for the applicant presented noting plans are to reface the canopy with a brush silver color (vinyl decal) and add an LED down light kit. A sample of an illuminated sign was distributed for visual purposes. Hal Henty asked how high the canopy is and was told it is 18' from the bottom edge; no changes to the overall square footage or height will be made. Russ Mitchell questioned the logo and the applicant stated that is not part of this plan. Michelle Borton asked about down lighting and the Town's codes. Mark Territo noted down lighting typically meets the lighting codes. Jim Palumbo pointed out the canopy is already illuminated underneath providing a lot of light. Hal asked if the down lighting is for the inside and outside and was informed it is. Mark stated the LED lighting compared to the old style looks brighter but is not against any lighting code. Karen Guinup spoke saying she sees no problem with the Citgo Sign, but also sees no reason for the down lighting. She suggested approving the sign only and eliminating the down lighting. All agreed.

Russ Mitchell asked for a motion to approve Citgo Sign Permit #51,596, Sign only with no down lighting.

A motion was made by Karen Guinup seconded by Hal Henty granting approval for the Citgo Sign only and eliminating all down lighting.

**Motion Carried 6-0**

**Work Session:**

\*Case #2020-031 – **Clay Marketplace PDD (5)** – Concept Plan referral – northeast corner of NYS Route 31 and Henry Clay Boulevard. Alex Wisnewski presented on behalf of the applicant and distributed updated drawings along with a letter from the Fire Chief agreeing on the concept of the Preliminary PDD Plan. Alex mentioned architecture addressed at the last meeting and pointed out the new building structure, roof lines, etc. He also provided the Board with a reduced version of the rendering for their files. Jim Palumbo commented stating they have moved along in a positive direction. Russ Mitchell asked about the garages and Alex said plans are to have them match the building. Alex commented on the site related tasks indicating phasing changes as follows: The second commercial structure is moving to Phase II prior to the second apartment building constructed, which is scheduled for Phase 3. Phase 1 consists of the first commercial building and first apartment building constructed, which he believes will satisfy the Town Board's 50% request. Further, Alex noted receiving correspondence from the State and County D.O.T. and both agencies being satisfied with the traffic study, proposed mitigation, driveway locations and will grant the two (2) proposed access points on Route 31. A lot of time was spent with the Fire Department and an agreement reached to have the sidewalk circumvent the apartment buildings and side to be able to get fire trucks in the back of the building if needed. A letter from the Fire Chief has been submitted. Alex commented about SHPO noting the County recommended he reach out to them. He has taken photos of the house across the street and the cemetery as requested, however awaits an email confirmation no archeological concerns. The Indiana Bat is listed as an endangered species habitat and Alex has attempted contact with this group, but has not received a response yet. He is following protocol and indicated the potential may or may not impact the small corner of the property where this habitat exists, he could mitigate

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it, make sure no nest(s) is present, and preserve the trees, however this would be addressed at the site plan process. Lastly, Alex mentioned adding the arterial setback information and survey in the updated package. Russ asked Ron DeTota about sewer piping and if this was dedicated. Ron stated there is a sanitary sewer that crosses Route 31, however, no record of previous dedication has been located and Alex would have to go through the dedication process. As well, he recommended they televise the line to make sure it is in good repair. Alex is aware of the sewers and he can push through with the administrative process. He and Ron remain in discussion. Michelle Borton questioned the SHPO concern and Alex stated this project won't impact the two (2) properties. Michelle asked if a letter would be needed from SHPO and Alex said it shouldn't affect SWPP requirements. He hopes to close these open items once emails are received. Jim Palumbo asked about the home and why it may be historical, however, Alex was not given any specifics. Jim does not believe SHPO can register historical properties and can only offer comments to the Board, recognizing these as an eligibility and if a concern would be discussed. Scott Soyster asked about Phase 1 and Fire Department approval, it doesn't appear a good access. Alex indicated it came down to meeting separation and this building will have a sprinkler system meeting code requirements of 300'. Karen Guinup spoke commenting on a job well done by Alex and being pleased with the phasing. As for the perimeter strip, 100' was dedicated to the cemetery; 83' is maintained as perimeter with minimal intrusions. Since this is a PDD it is up to the Board to decide if this is okay. She does have some concern that a lot is being packed into a small area, but no objection to what they want to do. The architecture looks great, the next step is to see what the Town Board wants to do. It's unclear if the 50% is for square footage or buildings. Russ asked the Board Members for comments. Hal Henty stated all as asked appears to be completed commenting a good job by everyone. Jim said Karen makes a good point about the 83' perimeter strip but with the buffer in the back, the Town Board may want to consider permitting and facilitating what was asked for. Michelle agreed a good job done by all and no other concerns. Scott agreed. Russ informed Alex of the next step. The Planning Board will put together, in writing, their recommendations to the Town Board. He asked Jim and Michelle if a full EIS is needed and both agreed no. Russ stated he does agree with Karen's comments about a lot in a small space, but will now be up to the Town Board. As a side note he mentioned a future cross access may be needed, which Alex said he is agreeable to.

Russ Mitchell asked if there were any more comments or questions, hearing none he closed Case #2020-031.

A motion was made by Michelle Borton seconded by Karen Guinup granting approval to close Case #2020-031 and adjourn it to April 28, 2021.

**Motion Carried 6-0**

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

A motion was made by Karen Guinup seconded by Scott Soyster granting approval to adjourn the meeting at 8:12 p.m.

The next meeting is slated for April 28, 2021.

**Motion Carried 6-0**

Respectfully Submitted,

  
Judy Rios

Planning Board Secretary