

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 10th day of August 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
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Ron DeTota	C&S Engineers

ABSENT: Kathleen Bennett Planning Board Attorney

A motion was made by Michelle Borton seconded by Jim Palumbo granting approval of the minutes from the July 27, 2022 Regular Meeting.

Motion Carried 6-1 (Scott Soyster abstained due to absence)

Public Hearings (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 16 previous meetings).**

A motion was made by Hal Henty seconded by to adjourn Case #2021-011 – Sharkey’s Beach Volleyball and Restaurant – 7420 Oswego Road – Amended Site Plan to October 12, 2022.

Motion Carried 7-0

****Case #2022-023 – Westside Properties FRSW, LLC/7458 Oswego Road - (3) – 7458 Oswego Road – Amended Site Plan (Adjourned from 3 previous meetings).**

A motion was made by Scott Soyster seconded by Karen Guinup to adjourn Case #2022-03 – Westside Properties FRSW, LLC/7458 Oswego Road – Amended Site Plan to October 26, 2022.

Motion Carried 7-0

****Case #2022-029 – Goguen Drive Laydown Yard (3) – Goguen Drive – Site Plan (Adjourned from 1 previous meeting).** Geoff Hillenbrand, Plumley Engineering, spoke noting two representatives from the property also in attendance and introduced Chris Dambach. Chris spoke to the Board and provided a backdrop to how this project began. Prior to winter, he noticed the Highway Department doing work near this area and he spoke to a Highway representative and asked him if he needed a permit to clear trees/stumps and was told he did not, but couldn't regrade the area. He stated he asked again in December/January to the same Highway representative, and was once again told, he did not need a permit to remove trees or stumps. In April, 2022, his Architect noted a problem with the Codes Department and he thought he was okay, but admits he did not do his due diligence by asking the correct Department. He apologized to the Board. The Board thanked Chris. Geoff spoke stating concerns from the prior meeting have been corrected as follows. He pointed out drawing C-101 now showing a lighter green shaded area where the clearing is; C-102 shows an area in red, approximately 1-1/2 acres, where additional clearing will be done; a nationwide permit where an existing culvert extending to go across a streambed has been discussed with the DEC and Army Corps. of Engineers, each claiming no jurisdiction and those letters have been provided to the Board (Geoff is still working with the Army Corps regarding a permit); Drawing C-201 shows the 4x4 control structure and no other significant changes; the lighting plans now reflects four (4) light poles as well as on the photometrics; a note has been placed on the drawing regarding the Army Corps and permit will be in hand before work begins; the stormwater management is labeled as wetland and is 120' from the property; the landscape plan notes slow-growth 2'-3', Japanese cedar trees planted to reach a height of 40' as time goes on, these will be kept trimmed accordingly; and the SWPP and stormwater management system has been satisfied with Ron DeTota. Hal Henty asked about the light pole details and revisions. Geoff explained the details were included in the packet, however, the pole locations have not changed and mounting height is 25'. Jim Palumbo thanked Geoff for the first two (2) sheets showing existing clearing and stormwater information. Russ Mitchell noted Drawing #3 with a note reading "Wetlands Association" and asked what the Association is? Geoff said it is the DEC and they have deemed this area as a Class C stream, not a wetland. Karen Guinup asked if the note should be changed. Michelle Borton asked if the Army Corps has jurisdiction. Geoff said it is control over a classified stream and not considered a wetland. Ron DeTota spoke stating it is an Army Corps. wetland with an intermittent stream, also listed as a Class C stream by DEC who have no regulatory authority over what happens with the stream and goes to the Army Corps. Ron said clarity with better definition on the drawing would help alleviate this concern. He suggested incorporating the definition verbiage on the drawing. Michelle said they would need a joint application for permit and Geoff agreed. Michelle stated, after discussion, the Board agreed to do a SEQR declaration conditioned upon securing the required nationwide permit; this is consistent with other past applicants.

Michelle Borton read: In the matter of the application of the Planning Board Case #2022-029 – Goguen Drive Laydown Yard – Goguen Drive – Site Plan, I move the adoption of a resolution using standard form #10 – SEQR, that this is an unlisted action and upon review of the information provided in the EAF, plus the submitted site plan materials, and in consideration of both the magnitude and importance of each identified impact, it is the conclusion of the lead agency that, although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because the following conditions will be required by the lead agency: The applicant shall secure the required nationwide permit(s) from the US Army Corps. of Engineers. Seconded by Karen Guinup.

Motion Carried 7-0

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****Case #2022-030 – Goguen Drive Laydown Yard (3) – Goguen Drive – Special Permit – Contractor’s Service Yard (Adjourned from 1 previous meeting).**

Russ Mitchell requested the applicant for the above Cases (Case #2022-029 and Case #2022-030) take off the wording “Laydown Yard” and replace it with “Contractor’s Service Yard” and provide two (2) new copies for file purposes to the Planning Department, stating this corrected wording is in accordance with Town ordinance; he also requested a cover sheet be included with the drawings. The applicant agreed.

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn Case #2022-030 – Goguen Drive Laydown Yard – Special Permit – Contractor’s Service Yard to September 14, 2022.

Motion Carried 7-0

Closed Hearings – Board/Applicant discussions:

New Business

Signs

Metropolitan Signs, Inc./Clay Oven – 8417 Oswego Road (Kimbrook Plaza) - Zoned RC-1, Permit #52,988

Dave Razzante, Metropolitan Signs, presented on behalf of the applicant noting they are proposing a 36.12 square foot Internal Illumination LED sign on the front of the building to read “Clay Oven.” 70.4 square feet is allowed and the proposed sign will meet the code.

A motion was made by Al McMahon seconded by Jim Palumbo granting approval of Sign Permit #52,988 – Metropolitan Signs, Inc./Clay Oven – 8417 Oswego Road (Kimbrook Plaza).

Motion Carried 7-0

Flexlume/Old Navy – 3853 NYS Route 31 (COR Center) – Zoned RC-1, Permit #53,013

The applicant is proposing two Internal Illumination LED wall signs, one 186.5 square feet when a total of 216 square feet is allowed, and the second one is 33 square feet when a total of 34 square feet is allowed. The proposed signs will meet the code.

Russ Mitchell noted a correction on the blade sign is 8’ from the bottom of the sign to grade.

A motion was made by Scott Soyster seconded by Karen Guinup granting approval of Sign Permit #52,013 – Flexlume/Old Navy – 3852 NYS Route 31 (COR Center).

Motion Carried 7-0

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Skylight, Inc./Go Car Wash – 7376 Oswego Road – Zoned HC-1, Permit #52,769.

Russ Mitchell noted this sign is for one (1) 18' lollipop-type sign, one (1) 71' square foot wall sign on the west elevation and one (1) 32.5 square foot wall sign on the north elevation.

A motion was made by Michelle Borton seconded by Hal Henty granting approval of Sign Permit #52,769 - Skylight, Inc./Go Car Wash – 7376 Oswego Road.

Motion Carried 7-0

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 Jim Palumbo granting approval to adjourn the meeting at 8:10 p.m.

Motion Carried 7-0

The next meeting is slated for September 14, 2022

Respectfully Submitted,


Judy Rios
Planning Board Secretary