

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 23rd day of February 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:

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| PRESENT: | Russ Mitchell | Chairman |
| | 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 |
| | Kathleen Bennett | Planning Board Attorney |
| ABSENT: | Michelle Borton | Member |
| | Ron DeTota | C&S Engineers |

A motion was made by Karen Guinup seconded by Hal Henty granting approval of the minutes from the February 9, 2022 Regular Meeting.

Motion Carried 6-0

Public Hearings:

****Case #2022-001 – VIP Structures, Inc./JW Didado Syracuse Division (3) –** Corner of Wetzel Road and Morgan Road – Site Plan. Vince Raymond, VIP Structures, spoke introducing Madonna Millerschin, Project Manager for VIP Architecture, and Scott Freeman, Keplinger Freeman Associates, LLC. Vince noted JW Didado is a large national electrical contractor and is seeking this area to build a facility. The business employs approximately 18 full-time office staff, electricians and electrical contractors who respond to storm emergencies as needed. Onondaga County IDA is supportive of the project and they have filed an application with them. Plans are to appear in front of the IDA Board on March 8, 2022. Scott Freeman spoke mentioning the site is on the southeast corner of a 12-acre lot. Scott pointed out the northwest corner of the site has been cleared and a dashed outline provided to show where the building will be placed. Currently the site is in an industrial zone area. Soil testing for septic and stormwater has been done and all appears to drain well and is holding water. The site has gas, electrical, and water all in close proximity. A full report regarding the wetlands reduced the buildable area to 8 acres and they are going through mitigation. Scott explained plans are to build a 24,000 sq. ft. building to include offices, truck bays, loading dock, while leaving room for vehicle parking. The entire lot will be fenced with a 7' high chain link fence barbed wire and access controlled gates along with 145-155 service trucks on site. These trucks would be utilized on an as needed basis as contractors are called in. Madonna spoke regarding the facility noting a front office, conference room, and training room on a first floor level; a second floor would be used for future development. She also pointed out drawings with color renditions of the building noting a small canopy located in the back. Scott noted designing a septic field, which seems to fit well with the site and is cost

effective. He mentioned his Engineer and Ron DeTota spoke earlier in the week about this and future discussions continue. The applicant has received a variance for a 100' set back from the Zoning Board. Russ asked the case number and approval information be placed on the site plan. Further, Scott mentioned lighting will include wall packs and poles around the perimeter of the facility; he will provide photometrics and cut sheets when determined. Hal Henty stated the poles must be as low as possible. Karen Guinup asked the drawing labeled master plan be changed to site plan. Scott noted plans are for a phased development, 1 – 3. Russ asked if service trucks located on the lot would be staged and loaded and Scott said, yes. Further, Russ asked if the ingress/egress on Wetzel Rd. would be utilized by these trucks and Scott said, yes. He stated he wants to see a right in and right out only as this is a very busy intersection. Vince asked if it is for passenger or larger trucks and Russ said, for all total movement. Vince feels this may be hard to accomplish and Russ stressed the importance of figuring the site out for this right in/right out only. He noted the water issues will be discussed when Ron is at the next meeting and the need for the wetland delineation report. Scott said he will submit this. Russ also reminded Scott that no trees can be taken down after April 1st due to the Indiana Bat species in that area. Russ asked what the waste and recycle area is as labeled on the site plan and Scott said this is an outdoor truck area, one side for parts and the other for recycling of materials; a dumpster with screening will be added. Russ asked they get the proper dumpster information from the Commissioner. Karen spoke noting what is being looked at is an incomplete application with a lot of pieces missing. The need to get to the County on the traffic study is first. As well the Army Corps. of Engineers will need to be contacted for input/approvals. Karen feels the project is 2 phases, not 3 - future and present only. Discussion ensued over the phases and agreement made 2 phases is better suited. Russ stated an outline of the phases would have been nice to see. Karen asked about the SWPP report and Scott stated Ron and his Engineer are reviewing. She asked they look at item #3 on the County comments. Scott said they had just received the comments and plans are to address their concerns. He asked if the comments are open for discussion and Karen said, yes, however, some items are definite. Further, Karen stated the elevations noting the 25' height do not include the peak and Madonna said that is correct and is actually 28'; she will correct this. Russ asked about the wetlands permit and Vince said they are in the process of getting this. Karen questioned the fire hydrants/locations and Scott said he will coordinate this with the Fire Department. Karen asked the applicant to clarify their type of operation and Vince said they are a power line contractor company, used for storm emergencies and non-emergencies. Madonna said electrical contractors can be called in during storm peak events. Karen questioned a title on the drawing labeled "new vehicle maintenance facility" and Madonna said this is a title she uses and is only for loading and unloading of vehicles; she can re-title to better describe this area. Hal asked the applicant to watch the corner where lighting is proposed and that it isn't too bright; no high lighting (maximum is 25') or spill over on the highway. Scott Soyster questioned the 21 parking spaces for office workers and Vince said there is a total of 165 spaces, but most are reserved for the trucks and staff coming in to town from out-of-state and will serve a dual purpose. Scott requested they re-look at the 21 spaces as he does not feel this is enough. Jim Palumbo asked if mitigation for the wetlands will be off site and Vince said they are not sure yet, as they are still in the permitting process. Jim also asked when delineation of the area started and Vince said about a year and ½ ago. The Army Corps of Engineers came in August, 2021 and agreed with the findings, however, they never received the required documents from them. As of September, 2021 the regulations changed and they have had to start the process over. Vince asked about site plan approval and Karen stated they will need to return with all required documentation. Jim suggested, to move the project forward, come back as an amended site plan. Jim asked what is under ground of the stormwater chambers and Scott said tests are being done for infiltration. More discussion will follow as Ron DeTota's input is needed. Karen stated they will need to get the permit process moving. Russ said once they receive the wetland permit, it is fine. Kathy Bennett noted, for SEQR purposes, everything will need to be included

(even the wetlands). Karen recommended not starting SEQR until the additional information is received; all agreed.

Russ Mitchell asked for questions/comments from the public.

Nicholas Blaney spoke stating he is a resident of the Town of Clay and also a member of the Board of Education. His main concern is for the 3,000 school children that pass through the intersection. He wants to be sure this area is as safe as possible and will be interested to read the traffic study when it is complete. He noted, Morgan Elementary is approximately 500' away from the proposed construction site and asked the applicant do what's best and safe for the kids. Russ mentioned the County comments state the need for the traffic study; he and the Board are all concerned for the school and children. Nicholas asked if there were any fuel tanks and Scott said, no. Jim asked if the school district should be included with SEQR and Kathy said the Board can treat them as an interested agency but it is not binding on the Board.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn Case #2022-001 – VIP Structures, Inc./JW Didado Syracuse Division (3) – Corner of Wetzel Road and Morgan Road – Site Plan to March 23, 2022.

Motion Carried 6-0

****Case #2022-003 – Pack Rat Storage (3) – 4717 Wetzel Road – Site Plan.** Tim Coyer, Ianuzi and Romans, P.C., spoke on behalf of the applicant and distributed a smaller version of drawings previously submitted. Tim noted this project is for a self-storage site, for public use on a 6-acre vacant parcel next to existing railroad tracks. He's received the County's comments requesting a full SWPP and this was sent today with a full copy to Ron DeTota. Currently, there are existing trees and foliage on Henry Clay Blvd, which will stay, and landscaping will be placed on Wetzel Rd. Tim will return to the Board with a landscaping plan and with any changes to the SWPP, as well as a separate application for signage. This site will be self-contained with 24-hour access; no employees needed. Plans are to install a key punch pad next to a gate that will allow access to those who are using storage space. The County is asking about septic/sewer, however, he has not done this as there is nothing being built needing sewer. Tim has a call into Jeff Till, Onondaga County Health Department, to discuss. The only water needed is for cleaning purposes, nothing indoors. Russ Mitchell read the comment about wastewater and Tim said they are working on that and made aware there is no indoor plumbing, he will do a plan if needed. The last County comment states: *"The Board encourages the Town and applicant to consider the subdivision and donation or sale of the connected parking lot that serves Clay Central Park to the Town of Clay."* Chad Parks, (owner) spoke stating he owns the property and has maintained a long-standing relationship with the Town to use part of the property; he continues to be insured for liability purposes. Russ asked Mark Territo to reach out to Robert Germain regarding any written documents/history. Karen Guinup asked if the property should show a land hook and if this is the same tax parcel. Tim said, yes, and he would prepare the drawing to show the hook. Russ noted speaking with the Chief of the Fire Department as he was concerned about fire trucks and was assured all has been reviewed and approved. Russ asked if this is strictly outside storage and Chad said, yes, for cars and RV's. Russ also asked about fencing and Tim said plans are to install a 7' chain link fence and variance approval was received and is noted on the front sheet. Karen asked if the variance included chain link fencing and Mark said, yes that was the primary reason for the variance. Further, Karen said with outdoor storage, she'd like a commitment from the applicant of what will be stored there. As well, better visibility in place with some other form of screening. She suggested a vinyl fence inside the chain link

fence. Tim said they would look into this. Karen asked about detail sheets for the gate and Tim said he would provide this. As well, Karen asked about fire hydrant access and Tim noted one across the street. Karen asked he research this, as it must be within 300' to the building. Tim said he will double check. Russ stated building colors and elevations will be needed. Hal Henty asked about lighting and Tim said a correction is needed on the drawing, as it reads poles, but they will only be using wall-mounted lights attached to the building; he will make the necessary corrections. Russ asked for cut sheets on the wall pack lighting. Tim provided a copy and will send copies to Mark for distribution. Scott Soyster asked about the entrance and Tim said, they can slide the driveway down a bit. Scott also asked where snow will be placed and Tim said, there is a lot of room in the back and he will show the snow storage on the drawings. Jim Palumbo asked if Tim could label the sheets more conducive, eg. fencing is shown on a features plan, place this on the site plan; Tim agreed. Jim also spoke about additional screening and agrees with Karen. He suggested reaching out to a fence company and research a piping they use similar to an evergreen insert. Also, provide a sample of this to the Board for visual purpose. Lastly, softening around the fence with landscaping, i.e. tall grasses, would be a pleasant touch. Tim said he would work on this with Chad.

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

A motion was made by Scott Soyster seconded by Hal Henty to adjourn Case #2022-003 – Pack Rat Storage (3) – 4717 Wetzel Road – Site Plan to March 9, 2022.

Motion Carried 6-0

****Case #2022-003 – Baldwinsville HWY 31, LLC/Caliber Collision (3) – 3593 State Route 31 – Site Plan.** Andrew Younger, Architectural Design Guild, spoke on behalf of the applicant who is proposing an auto repair shop in an existing building. There are no changes to the existing footprint, but the owner is planning to repaint, make repairs to the building, and add a new dumpster. As well, there are two existing entrances off Route 31 and they are not planning to modify these. Andrew stated Caliber Collision has 1,400 shops across the country with a maximum of 15 employees/shop. Russ Mitchell spoke noting a few issues as follows: The ingress/egress on Route 31 (on the western side where the easement is) comes out at the light and the light is not being used properly - this should be made a 4-way signal. On the site plan, labeled C-3.0 a legend is needed, it also shows parking and zoning. The sheets are hard to read and Russ asked Andrew to take out the lines. Also, provide a new sheet for parking space size of 20' instead of 18' – this is where the 22 spaces are shown. Russ noted an overhead door/ramp is shown and asked it's use. Andrew stated this is for an inspection bay only and outside of the fenced area. Further, Russ mentioned the dumpster enclosure and lighting can be placed on the site plan, however, cut sheets/details are required. Mark Territo can assist with the dumpster detail. Russ stated a demolition plan and floor plan drawing as submitted are not required. Façade renovations can be placed on one drawing along with colors, materials, etc. Hal Henty stated the need to supply the lighting information. Andrew said he's received the County comments and plans are to reuse the existing light poles and install new LED fixture; he will provide photometrics. Karen Guinup mentioned when he submits to the NYS DOT and receives comments, provide this to the Planning Board. As well, on drawing C3.0 the parking area is colored in where usually we see a current building. She clarified the improvements: fixing asphalt, repairs to the building and repairs to existing ramp. Andrew asked if the easterly drive could remain and Karen said, yes, unless the State says it has to be closed off. Karen also asked to change the parking due to the easement change. As well, the pavement between 6 and 4 spots that goes over into the easement will need to go out and to pick a spot where to put the stub. Scott Soyster asked Andrew to be sure to label the parking areas for ADA parking. Jim Palumbo agreed with

moving the drive and reminded Andrew that along with the light is a crosswalk that will need working out with the State. Mark Territo asked if they would be combining the 2 lots and Andrew said, he believes they are but will double check. Mark also noted 2 parking lots with 22 spaces and along the fence side are spaces where vehicles can't back out. Andrew stated these would be tandem spaces only to be used for storage. Mark asked Andrew to label it accordingly.

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

A motion was made by Karen Guinup seconded by Hal Henty to adjourn Case #2022-003 – Baldwinsville HWY 31, LLC/Caliber Collision (3) – 3593 State Route 31 – Site Plan to March 9, 2022.

Motion Carried 6-0

New Business:

None.

Old Business:

Case #2021-046 – **Todd Fritzen (3) – 4664 Wetzel Road – Special Permit (Adjourned from 3 previous meetings). The applicant was not in attendance.

A motion was made by Scott Soyster seconded by Karen Guinup to adjourn Case #2021-046 – Todd Fritzen – 4664 Wetzel Road – Special to March 9, 2022.

Motion Carried 6-0

*Case #2021-049 – **Classy Chassy** – 3610 NYS Route 31, (5) Special Permit Referral (Adjourned from 3 previous meetings). Tim Coyer, Ianuzi and Romans, P.C., spoke on behalf of the applicant noting a packet submitted to the Board addressing their concerns and comments; all agreed to receiving this packet. Russ Mitchell asked if Classy Chassy has exit gates at other sites and Tim said, they do, but is optional and can be taken out, noting the Town Board had asked about gates. Russ recommended they be taken down and replaced with directional signage, but stated these types of issues would be addressed during Site Plan review.

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

Russ asked for comments from the Board. He began by stating he has no problem with the site, it's a nice building and will look good on this corner. He's hopeful the business will last longer than others who were previously at this site.

Hal Henty stated he has no problem and this is a good fit for the corner, with a nice building.

Karen Guinup stated she has no problem and asked the applicant, while looking at Site Plan review, be sure not to overcrowd the area.

Jim Palumbo stated he has no problem and agrees with Karen. He feels the Planning Board can help guide the applicant with the few challenges on the Site Plan.

Al McMahon stated he has no issues.

Scott Soyster stated he has no issues, but is cognizant of the many car washes being requested and going up in Clay.

Al McMahon read: In the matter of the application of Planning Board Case #2021-049 – Classy Chassy – 3610 NYS Route 31 – Special Permit Referral, I move that we provide the Town Board all the individual comments from the Planning Board in our referral. Seconded by Karen Guinup.

Motion Carried 6-0

Closed Hearings – Board/Applicant Discussions:

**Case #2021-012 – *Crossroads Commons* (3) – 4705, 4709, & 4713 Crossroads Park – Preliminary Plat (Adjourned from 7 previous meetings) and Case #2021-013 – *Crossroads Commons* - 4705, 4709, & 4713 Crossroads Park – Final Plat. The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Karen Guinup granting approval to adjourn Case #2021-012 – 4705, 4709, & 4713 Crossroads Park – Preliminary Plat and Case #2021-013 – *Crossroads Commons* - 4705, 4709, & 4713 Crossroads Park – Final Plat to March 23, 2022.

Motion Carried 6-0

**Case #2021-025 – *The Daniele Family Companies/Royal Car Wash* (3) – 7376 Oswego Road – Site Plan (Adjourned from 4 previous meetings). The applicant requested an adjournment.

A motion was made by Jim Palumbo seconded by Scott Soyster granting approval to adjourn Case #2021-25 – *The Daniele Family Companies/Royal Car Wash* – 7376 Oswego Road to March 9, 2022.

Motion Carried 6-0

New Business:

Signs:

Metropolitan Signs – *Tox & Pout* (Kimbroke Plaza) – 3610 NYS Route 31 – Zoned RC-1, Permit #52,485.

David Razzante, Metropolitan Signs, was present on behalf of the applicant noting they are proposing one internally LED illuminated wall sign 24.5 square feet in size when 36 square feet is allowed. This sign will meet the code.

Regular Meeting
Planning Board
February 23, 2022

A motion was made by Scott Soyster seconded by Jim Palumbo granting approval of Sign Permit #52,485 – Metropolitan Signs - Tox & Pout (Kimbrook Plaza) – 3610 NYS Route 31.

Motion Carried 7-0

The Image Press– *Leslies Pro* (Bath Fitter Plaza) – 3910 Brewerton Road – Zoned RC-1, Permit #52,286.

John Yard, The Image Press, was present on behalf of the applicant and is proposing two wall signs 46 square feet each in size, internally illuminated, when 53 and 63 square feet each are allowed; also proposing a panel change to the pylon sign, of a 32- square foot panel. These signs will meet the code.

A motion was made by Al McMahon seconded by Hal Henty granting approval of Sign Permit #52,286 – The Image Press - Leslie's Pro (Bath Fitter Plaza) – 3910 Brewerton Road.

Motion Carried 6-0

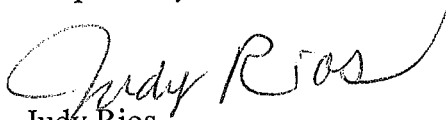
Russ Mitchell asked if there were any further comments or questions, hearing none he adjourned the meeting.

A motion was made by Hal Henty seconded by Karen Guinup granting approval to adjourn the meeting at 10:01 p.m.

Motion Carried 6-0

The next meeting is slated for March 9, 2022

Respectfully Submitted,


Judy Rios
Planning Board Secretary