

Regular Meeting
Planning Board
July 28, 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 28th day of July 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:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chair
	Michelle Borton	Member
	Hal Henty	Member
	Al McMahon	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 Jim Palumbo seconded by Michelle Borton granting approval of the minutes from the July 14, 2021 meeting.

Motion Carried 7-0

Public Hearings

New Business:

****Case #2021-026 – 4 Seasons Car Wash (3) – 7192 Buckley Road – Amended Site Plan.** Lance King, RAV Architecture, spoke noting two buildings on the referenced property. The owner is seeking to take out two self-serve car bay washes and replace with two automatic tumblers, raise the roof (for equipment fit) and freshen up the outside of the building. Russ Mitchell asked if they had received the Onondaga County Planning Board’s comments, which they did not; Russ provided a copy. He noted the building/house on site and asked if it were being used for anything? Pete Smith, Owner of 4 Seasons, spoke stating he has a tenant in an upstairs apartment. Russ asked about the parking and Pete said it is on the side and lined up front. Russ indicated no parking has been provided on the site plan and questioned where employees park. Pete stated he is currently the only employee on site. Russ asked about a special permit provided a few years ago and Mark Territo said that was for the sale(s) of used cars. Pete stated he is not doing that. Russ asked if Pete was adding to the building where the washes are now. Pete said he is with self-spray units and he wants to add 8’ to those areas, similar to the Byrne Dairy site on Henry Clay Blvd. He noted having the machinery on the property but needs to do upgrades first. Russ mentioned he’d like to see lines on the pavement of two lanes and also read a portion of the County’s comments regarding internal circulation. Karen Guinup asked why they need two exits and Pete said he is amenable to lose the entrance on Buckley Rd. Russ said he should add arrows and Pete stated once they make pavement repairs they will add lines and arrows. Russ questioned a subdivision and transfer land to the Town, which is also a County comment. Russ asked if there would be pole lighting and Pete said, no. Plans are to replace the existing lighting with LED. Russ requested lighting details and photometrics. Discussion ensued about parking for employees and Pete plans

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to work with his Architect on a better location as he owns all of the property. Michelle Borton recommended Pete go through the County's comments and Russ noted the first item under modifications needs to be placed on the drawings or will not be approved. Michelle stated she would like to see readable signs not just pavement signs. Lance said pole mount signs might be confusing. Michelle suggested something permanent, perhaps located on the building to read "exit to the left." She also asked about the vacuum stations and paint design striping noting this detail should be placed on the plan with reference information. As well, she would like to see a parking summary and how it meets code. Jim Palumbo is concerned with more lighting noting the area is currently very bright. He's worried about the neighboring homes and suggested the applicant have four or five spruce trees planted (on the side) to give a bit of screening; providing less direct lighting to the existing homes. Karen Guinup questioned if the house is zoned for permitted apartment rental. Kathy Bennett stated it is not. Mark Territo said the building first floor maybe used for storage, however, zoning and building with both a residential and commercial use is a building code and zoning issue. Karen explained an apartment rental is not an allowable use and asked Mark what could be done. Mark stated they could do a one-year extension and work with the tenant noting they would need to vacate thereafter. Karen asked this be put on the drawings and suggested wording "occupant will vacate the premises by such and such a date." Karen questioned Pete stating he has one employee and is curious who owns the cars parked on Buckley Road. Pete stated the cars are dropped off daily to be detailed and is a service he provides. Karen asked about parking spaces for these detailed cars and asked it placed on the site plan. She stated the need to see how many spaces for employees and detailed cars on the drawings. The existing car wash has cars coming out and pulling in off Buckley Rd. Karen feels this is dangerous and suggested having it so traffic enters one way and exits another, as well the existing automated wash bay to read "renovated at a later date" be placed on the plan. Pete explained he would like to get the building done ASAP as material is very costly. Karen asked if this will remain an automatic car wash and Pete said, yes. The new equipment will need the bay widened and structural repairs done. Karen stated anything expanded or widened should be done now and placed on the site plan to avoid an amended site plan later. She also asked about trash removal and Pete said there is an existing dumpster. Karen requested the dumpster, pad and enclosure information be placed on the plan. Ron DeTota requested clarification on use for the home/building and Macko's building, as well as addressing the driveway needs mentioned in the County's comments. Further, Ron noted the catch basin and layout of the storm water (no setback requirements) should put be put on the drawing as "existing non-conforming use." Ron asked about the internal stacking of vehicles and traffic movement as he'd like to see how cars will stack and circulate around the site. Ron noted pulling water service for 7192 and 7194 and asked how the property is divided in regards to water; which meter represents which? Pete explained the water meter is split; the existing house has a water meter and one is located on the Macko's building that feeds the two buildings. Ron noted 7192 is the home and, surprisingly, as he looked at the last bill, the home goes up 120,000 gallons/quarter with the car wash 380,000 gallons/quarter. The sewers connect to the Town of Salina Ley Creek and Metro Station. This sewer shed is under a lot of scrutiny. Sanitary sewer overflows with wet weather causes the system to become overwhelmed. Ron stated they will need to contact OCWA to look at the transmission treatment and also the Town of Salina Engineers to see where they stand with an order of consent as two added automatics will double water use; you cannot increase over the existing use. Pete noted he'll be deleting one bay and adding two. Ron pointed out from the County comments he'll need to show water will be going elsewhere from that location. Lance mentioned the Ley Creek Station needs the whole site investigated and is unsure where all the storm drains run too. Ron said there is no combined sewers in the Town of Clay and the concern is additional flow into the system under that order of consent. Pete noted attendance at a Board meeting and someone mentioning restaurants and water. Ron stated that was him speaking about Avicolli's who use 380,000 gallons water/quarter. Pete stated he was not sure how it worked and mentioned the new

Brooklyn Pickle site. Ron indicated this is the same thing and same offset. Brooklyn Pickle paid additional charges to the Town of Salina. He suggested Pete reach out to Craig, the owner of Brooklyn Pickle, for better understanding, as they had to enter into an outside agreement, which outlines specific amounts that can be discharged. This is metered and they have to pay charges directly to them. Ron stated, changes such as this opens the doors to OCWA, NYS DEC and Onondaga County since they, too, have requirements that must be met. Further, Ron asked about water reclamation equipment and Pete said he has a touch-free system and it has never had reclaimed water mentioning his concern (during winter months) of water mixed with salt and reclaimed use. Ron recommended they work with OCWA and the NYS DOT, noting James Fensken as the contact at DOT and Nick Capozza at OCWA (Ron provided phone numbers for each). Lastly, Michelle reminded the applicant to be sure dumpster and signage information is added on the site plan as well as details and cut sheets.

Russ Mitchell asked if there were any more comments or questions, hearing none he closed Case #2021-026.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn Case #2021-026 to September 1, 2021.

Motion Carried 7-0

****Case #2021-028 – 7601 Oswego Road KFC (3) – 7601 Oswego Road – Amended Site Plan.** Adam Fishel, Marathon Engineering, spoke introducing Ken Shaw and Ryan Jordaens. Adam stated plans are to convert an existing Bruegger's Bagels building into a new Kentucky Fried Chicken site. Ryan distributed a signage package and Karen Guinup reminded him this will need to be submitted with a separate application. Adam indicated he is aware and will submit accordingly. Moving forward, Adam stated the site will basically remain the same with a few changes to the building to coincide with other KFC's. Two (2) variances have been granted from the Zoning Board. The existing parking did not meet code and the applicant is planning to mill, overlay and re-stripe the area. The current ADA ramp will be moved and reconstructed along with the sidewalk. Plans also include removing the overgrown landscape and replacing with new. Adam noted the existing traffic flow will remain the same with one way in and one way out. Lastly, the dumpster enclosure will be removed and replaced. Russ Mitchell asked if they had received the Onondaga County Planning Board's comments, which they did not. Russ questioned why the handicap spaces are located on the side and Adam explained that it's to try and keep away from cars that may be stacked, however, is open to either side. Russ mentioned to be sure to add the variance case numbers to the site plan. Adam pointed out building elevations and also mentioned existing plantings in the rear of the building will not be touched; the vegetation and privacy fence will remain as a buffer. Russ stated the new dumpster enclosure will need to match the existing building. Further, he asked about the proposed pole sign and recommended use of a monument sign. Adam stated they are keeping the existing sign where it is and repainting it, he's concerned a monument sign will not be seen with the vegetation. Ryan said they could increase elevation for visual purposes. Hal Henty asked about lighting details and Adam said they would provide cut sheets. Michelle Borton mentioned the enter/exit signs appear oriented from the south bound noting it's difficult to know the way they are pointed. Adam said they are going to use double fascia signage. Michelle asked about vehicle tracking and Adam stated the template provided is more conservative and the standard is approximately 55. She also asked about deliveries and circulation and Adam said this would be done outside of business hours. Russ reminded Adam about the dumpster enclosure also stating they must use powder coated metal gates. Karen Guinup spoke noting Byrne Dairy received dumpster information from Atlas Fence. Scott Soyster is concerned about the drive-thru traffic and two handicap

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spaces stating a stop sign may be needed as people back out; Adam agreed and will work on it. Jim Palumbo mentioned putting a sign in a spot where it wouldn't be clipped by cars. Jim asked about a door on the north side of the building and is concerned it opening out into traffic and a conflict of circulation. Adam said it is an existing door, however, will look into it to see if it can be eliminated. Russ asked they be sure it is not an emergency door. Further, Jim asked the evergreens and spruce trees be shown on the site plan. He also mentioned a sign on the neighboring property that is completely blocked from brush overgrowth stating it may be advantageous to go to a monument sign in this spot. Lastly, Jim asked if anything could be done with the red and white stripes on the sides of the building. He feels it may be too invasive to the neighbors. Adam said they would look into this and perhaps the colors can be toned down. Ron DeTota asked about the utilities/sewer and Adam said he is unsure of the sewer, however, there is separate grease and wastewater. Ron also asked about the concrete wash out noting it is not shown on the site plan. Adam said it is the pad and sidewalk; he'll add it to the plan.

Russ Mitchell asked if there were any more comments or questions, hearing none he closed Case #2021-028.

A motion was made by Michelle Borton seconded by Al McMahon to adjourn Case #2021-026 to August 11, 2021.

Motion Carried 7-0

Old Business:

**Case #2021-011 - *Sharkey's Beach Volleyball and Restaurant* (3) – 7420 Oswego Road – Amended Site Plan (Adjourned from 3 previous meetings). The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Michelle Borton to adjourn Case #2021-011 to August 11, 2021.

Motion Carried 7-0

**Case #2021-023 – *Guggenheim Development Services, LLC/Jiffy Lube Multi Care Facility* – (3) between 5229 & 5255 West Taft Road – Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Jim Palumbo seconded by Karen Guinup to adjourn Case #2021-023 to August 11, 2021.

Motion Carried 7-0

Closed Hearings – Board/Applicant discussions:

**Case #2021-012 – *Crossroads Commons* (3) – 4705, 4709, & 4713 Crossroads Park – Preliminary Plat (Adjourned from 4 previous meetings) and Case #2021-013 *Crossroads Commons* – (5) – 4705, 4709, & 4713 Crossroads Park – Final Plat. The applicant requested an adjournment.

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A motion was made by Michelle Borton seconded by Karen Guinup to adjourn Case #2021-012 and Case #2021-013 to September 1, 2021.

Motion Carried 7-0

New Business

Signs

Work Session

Russ Mitchell asked if there were any more 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 9:05 p.m.

The next meeting is slated for August 11, 2021.

Motion Carried 7-0

Respectfully Submitted,



Judy Rios
Planning Board Secretary