

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 March 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
	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

ABSENT: None

A motion was made by Michelle Borton seconded by Jim Palumbo granting approval of the minutes from the February 24, 2021 meeting.

Motion Carried 6-0

Public Hearings:

New Business:

7:30 P.M. **Case #2021-004 – *Lands of Bartorillo/Samuel Bartorillo* (3) – 8191 Maple Road – Preliminary Plat. The applicant requested adjournment.

Russ Mitchell asked for a motion to adjourn.

A motion was made by Scott Soyster seconded by Michelle Borton granting approval to adjourn Case #2021-004 to March 24, 2021.

Motion Carried 6-0

Old Business:

Closed Hearings – Board/Applicant Discussions:

**Case #2021-002 – *John Law/Law Insurance* – (3) – 7337 Oswego Road – Site Plan (Adjourned from 1 previous meeting). Terri Horst, Landscape Architect, spoke on behalf of John Law and distributed a Site Plan drawing and letter from Buckeye Partners, L.P., also as previously emailed. Terry noted comments from the last meeting and all issues are now completed. The first was the Buckeye concern. As distributed

the letter, dated February 26, 2021, states no objections. Buckeye also included guidelines to the owner. The second item was adding the variances, which Terri noted is done and also shows the enlargement of the handicap ramp. The last item was in regards to notification to the Town of Salina, which Mark Territo confirmed was previously provided. Russ Mitchell asked if the ingress/egress is to the right of the property and Terry said, yes. This is on an easement right-of-way with National Grid. Jim Palumbo asked if the Town of Salina had any comments and Mark said, no. Karen Guinup asked if the file had a copy of the easement with National Grid and Mark said if it is in the variance he can obtain as part of the deed. Kathy Bennett noted area variances read: Town of Cicero. This needs changing to Town of Clay, which Terry agreed.

Russ Mitchell closed the hearing.

Jim Palumbo read: In the matter of the application of the Planning Board Case #2021-002 for John Law/Law Insurance, 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 is compliant with the proposed use of the site and in keeping with surrounding area properties.

A motion made by Jim Palumbo seconded by Michelle Borton granting SEQR approval.

Motion Carried 6-0

Jim Palumbo read: In the matter of the application of Planning Board Case #2021-002 for John Law/Law Insurance, I move the adoption of a resolution using standard form #20-Site Plan approval be granted based on a map by Terri Horst Landscape Architecture dated January 5, 2021 revised March 10, 2021 and numbered L.1.0. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: 1) Consent from Buckeye Partners, L.P. was provided. 2) Provide description of easement or variance as discussed.

A motion made by Jim Palumbo seconded by Scott Soyster granting Site Plan approval.

Motion Carried 6-0

****Case #2021-007 – T.C. Syracuse Development Associates, LLC** (Additional trailer parking at distribution facility) (3) – 7211 & 7219 Morgan Road – Amended Site Plan. Frank Pavia, Harris Beach, PLLC, spoke on behalf of the applicant, noting George Laigaie and Trista Kuna also in attendance. Frank is seeking approval of an amended site plan, which is adding 178 tractor-trailer parking spaces, 10 Electric Vehicle (EV) charging stations and additional signage to improve pedestrian walkways. Comments made at the last meeting regarding additional spaces, along with revised and modified plans were submitted to the Board and Mark Territo as well as responses to each of the comments raised. Trista spoke pointing out where the snow storage area and location of the EV stations will be. She also clarified the traffic truck route noting all will be coming from the Thruway, however, during peak season the Liverpool Bypass make be used but will not be a common occurrence. Striping is being placed on site for both cars and trucks using the intersection, this is a right out turn only and additional signage has been added to read: NO LEFT TURN FOR TRUCKS. Russ Mitchell asked if written instructions will be given to drivers and Frank said, yes. Further, Trista stated

there are no changes to the water course and no impact to the stream that crosses the site, as well as no impact to the capacity of the water way. A question raised about impact to traffic notes these spaces are for internal circulation during peak season. Amazon looks at all their sites and found there is additional space to utilize tractors as additional storage, rather than offsite. No variances are needed and buffering will be provided. There is no impact to the surrounding roads and no changes to the traffic study. Frank mentioned the 10 EV stations are a first step toward Amazon going from diesel/gas to electric in the future. Hal Henty asked when peak season is and how many. Krista stated just one, between Thanksgiving and Christmas. Scott Soyster noted not being clear on “no adverse impact to traffic during this peak season” and questioned how is it not more traffic. Krista indicated the trailers are more for turnover, filling trailers, using jockey trucks to move in and out and maneuver. Frank stated there will not be an increase of flow as these are spaces being used for on-site storage only. The traffic study analysis shows no increase in flow. George Laigaie stated this allows trucks to stay on a regular flow during peak season. Trista mentioned the trailers will only be used between Thanksgiving and Christmas, otherwise will be empty. Hal asked about the Bypass and Trista explained this is a planned second access exit during this busy time. Russ commented saying that was noted and identified on the original traffic study. Ron DeTota spoke stating it appears this is more of a staging process, during peak season, and as inventory is sorted allows the trailers to be used as storage while plant workers catch up to the supply and demand. All agreed. Karen Guinup thanked the applicant for the signage and noted Item #4, monument sign, heading south on Morgan facing north with truck traffic from the south. Krista stated no trucks will be coming from that direction and will fix that on the drawings. Frank said the monument signs will be consistent with what was approved. Karen said the directional signage is part of the site plan.

Russ Mitchell closed Case #2021-007 and asked Part 2 & 3 of FEAF document be read and resolution prepared by Kathy Bennett as part of the minutes.

Michelle Borton read the following potential impacts identified on the FEAF from legal counsel:

- 1) Impact on Land – Yes. No, or small impact may occur as checked.
- 2) Impact on Plants and Animals – Yes. No, or small impact may occur and moderate to large impact may occur, as checked.
- 3) Impact on Energy – Yes. No, or small impact may occur as checked.
- 4) Impact on Noise, Odor, and Light – Yes. No, or small impact may occur as checked.

Part 3 references concern for the Indiana Bat, however, in conclusion will not inadvertently impact the environment.

Russ Mitchell asked a motion to approve the resolution that identifies the Planning Board serving as lead agency and SEQR review for the amended site plan. Classifies as a Type 1 action under SEQR. Review of Part 1 & 2 of the full assessment form, no signage addressed and negative declaration issued. Note: These are attached as exhibits.

A motion made by Scott Soyster seconded by Hal Henty granting approval.

Motion Carried 6-0

Regular Meeting
Planning Board
March 10, 2021

Michelle Borton read: In the matter of the application of Planning Board Case #2021-007, T.C. Syracuse Development Associates, LLC, I move the adoption of a resolution using standard form #20-Amended Site Plan approval granted based on amended site plan documents for proposed distribution facility project dated January 18, 2021 revised March 2, 2021, prepared by Langan, as listed on the title sheet, Drawing #C5001. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: This approval does not include the monument signs indicated on the drawings.

A motion made by Michelle Borton seconded by Scott Soyster granting amended Site Plan approval.

Motion Carried 6-0

New Business:

Case #2021-005 – *Lands of Bartorillo/Samuel Bartorillo* – 8191 Maple Road – Final Plat. The applicant requested adjournment.

A motion made by Scott Soyster seconded by Jim Palumbo granting approval to adjourn Case #2021-005 to March 24, 2021.

Motion Carried 6-0

Case #2021-010 – *Farmstead Section #5* – Maple Road – Final Plat. Tim Coyer, Ianuzi & Romans, presented on behalf of the applicant stating this is a continuance of the Farmstead Subdivision 5 – Final Plat Section 5 and additional 17 lots. All legal descriptions have been submitted. Karen Guinup asked if this is the last section and Tim said, “no, there are more sections to the north.” Karen asked about temporary easements and Tim explained this is to direct drainage to the north, and will eventually go away. Ron DeTota stated the Town has not accepted the utilities, although anticipates that this will happen in the near future. He recommends the Chairman not sign the Final Plat until approval from him or Mark Territo. Russ Mitchell asked about stop signs, noting the need on both sides of Alice’s Kitchen Place. He stated the Town is in the process of placing new stop signs in neighborhoods as the State requires 7’ height; poles are being raised. Ron agreed with Russ on stop signs at Alice’s Kitchen Place and stated the Planning Board could make a motion to the Town Board for those signs. Signs won’t be done without a Town Board resolution. Karen Guinup questioned this getting done at preliminary plat not final and Ron said, “yes, typically, however, roads could potentially change.” Karen is concerned that stop signs could be placed section-by-section, creating confusion. Russ stated only the Town Board can approve signs. Jim Palumbo agreed and noted the past Attorney stating it is because it must be put into law. As a suggestion, Ron noted the Planning Board could note that they’ve reviewed the plat map and it is their recommendation to add stop signs. As well, all proposed infrastructure, any and all public easements, must be accepted by the Town Board before the map can be filed. Discussion continued about stop sign placement and agreed at the northeast intersection of Alice’s Kitchen Plan and Weller House Place and the southwest intersection of Alice’s Kitchen Place and Weller House Place.

Russ Mitchell closed Case #2021-010.

Regular Meeting
Planning Board
March 10, 2021

Scott Soyster read: In the matter of the application of Planning Board Case #2021-010, I move the adoption of a resolution using standard form #40-Final Plat granted based on a map by Ianuzi & Romans dated August 24, 2020 and numbered 1431.037. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: All proposed public infrastructure and any and all public easements be approved by the Town Board.

A motion made by Scott Soyster seconded by Jim Palumbo granting Final Plat approval.

Motion Carried 6-0

Signs. None.

Work Session

*Case #2020-031 – *Clay Marketplace PDD* – Concept Plan referral – northeast corner of NYS Route 31 and Henry Clay Boulevard. The applicant requested adjournment.

A motion by Hal Henty seconded by Scott Soyster granting approval to adjourn Case #2021-031 to March 24, 2021.

Motion Carried 6-0


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

A motion made by Scott Soyster seconded by Hal Henty granting approval to adjourn the meeting at 8:24 p.m.

The next meeting is slated for March 24, 2021.

Motion Carried 6-0

Respectfully Submitted,


Judy Rios
Planning Board Secretary