

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 24th 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
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers

ABSENT: James Palumbo Member

A motion was made by Michelle Borton seconded by Scott Soyster granting approval of the minutes from the March 10, 2021 meeting.

Motion Carried 5-0

Public Hearings:

New Business:

7:30 P.M. **Case #2021-008 – *Calleen LaDuc* (5) - 9402 Caughdenoy Road – Special Permit Referral. This case was not referred by the Town Board and is off the agenda.

7:35 P.M. **Case #2021-009 – *Colonial Village* (3) – 8196 Oswego Road – Site Plan. Geoff Hillenbrand, Plumley Engineering P.C., spoke on behalf of the applicant noting this project first introduced in 2005 as (4) 2-story, 5,000 sq. feet buildings - (3) office space and (1) medical arts. In 2007, Hunt Real Estate purchased lot 3, and in 2015 the land was divided into (4) separate lots all purchased by Hunt in 2016. This proposal is to purchase (3) lots, combine lot 2 and lot 4 for a single 10,000 sq. foot medical arts building. Lot 1 remains a future build-out and no changes. Area variances were granted in 2015, however, Geoff noted needing information from the Board on the variances, especially the landscape strip variance. He stated Onondaga County's comments were received today and a copy provided by Mark Territo. A blanket easement was granted for parking as part of ingress/egress and Geoff is under the assumption this won't change. The existing entry points remain unchanged, with entrance off Route 57 and one off Provo Dr. Vegetative screening is also provided. Russ Mitchell spoke pointing out that the drawings are incorrect and read "Preliminary Site Plan" as well the urgency for more work to be completed on this project. Required is a total site plan showing everything that will be done along with building elevations, etc. As well, the dumpster enclosure and if the parking lot will need variances. It appears an encroachment with the sidewalk around the building needs to meet setback requirements. Russ stressed the need, before coming back to the Planning Board, of a complete site plan and all variances listed. Further, Russ noted this property's history

and stated having a medical arts 1-story building appears a good fit for the area, however, more items are needed to move forward. Hal Henty asked Kathy Bennett if the approved variances are still in place when combing the lot. Kathy stated she would need to take a closer look. Geoff stated the variances are for area, setback and perimeter landscape strips and pointed them out on the drawing. Tim Coyer, Ianuzi & Romans, indicated the variances were approved, however, how would the Board deal with the perimeter strip. They are trying to eliminate the common line and all variances to the back of the property should still apply. Kathy agreed stating the perimeter strip would still apply; variances run with the land even when merging two lots. All should still apply to the north and south. Michelle Borton asked when this was approved was it for lot 3 or everything and would a new site plan be needed? Mark commented stating, although before his tenure, the original site plan was approved for four buildings, but only one was built. The applicant then returned to do a subdivision resulting in an overall amended site plan. Michelle requested when all the details are worked out to be sure the crossing(s) makes sense, cross walks, pedestrian walkways, etc. Ron DeTota spoke of concern with the original approvals in 2005 and storm water standards. He indicated many regulations have changed since then. He asked Geoff to follow-up with the DEC to see if they are “grandfathered” in. Lastly, Ron stated with proposing to disturb the two side parking areas, he’s assuming this will need a SWPPP.

Russ Mitchell asked if there were any more comments or questions, hearing none he asked for a motion to adjourn.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn Case #2021-009 to April 14, 2021.

Motion Carried 5-0

Old Business:

****Case #2019-029 – Nick Avicolti/Avicolti’s (3) – 7839 Oswego Road – Amended Site Plan (Adjourned from 3 previous meetings).** Tim Coyer, Ianuzi & Romans, P.C., distributed an amended site plan to all and spoke on behalf of the applicant noting Tony Paone also in attendance. Tim noted not much has changed since meeting in October, however, he wants to update what has been done since the fall. Permits are getting in place and approvals from the DEC are being received. The plans indicate what is approved by DEC. As noted, the parking cannot get larger and Tim has received a variance for 129 parking spaces to allow for the different uses of the building. As well, approval from the County on the entrance received. One neighbor expressed concerns of an entrance at the intersection and can he make this a right-in-only. Russ Mitchell asked if the first or second egress was cut off and Tim said it is the egress in the middle and he’s added parking between there. Oswego Road will have an entrance going away and driveways. This will drop from three to one on Oswego Road, which the County approved. A copy of the approval was sent to Mark Territo. Tim mentioned a high-pressure gas line labeled “National Grid” in the back of the property. He has a call in to National Grid to find out if it is okay to perform work near it. Russ asked if there is vegetation between the parking lot and Tim said yes, this is existing. Russ also asked about the two extra parcels and Tim said the intent is to combine them all into one tax parcel. He plans to file this paperwork in the Assessor’s office when closer to approval. Tony spoke stating he hopes to have full elevation and foundation plans by the next meeting. Michelle Borton asked if there is a copy of the DEC permit on file and Tim did provide it to the Town. Scott Soyster asked about the lighting plan and Tim pointed out sheets 2 and 3 showing new light standards and wall packs on the building; the light cut sheet is just above. Karen Guinup requested

clarification on the parking variance as approved at the 3/8/2021 Zoning Board meeting. Since lots are being combined into one mixed-use she'd like to see them broken down to what is required and what the applicant is providing. A discussion regarding parking ensued and Tim said parking spaces would not get higher than 129; he will add the figures to the plan. Ron asked Tim to apply the case number for the variance issued on 3/8 to the site plan; Tim agreed. Ron also requested the shaded areas that reference porous pavement be uniform in color. Further, he asked about the flush mounting light fixtures as a concern for snowplow purposes and be sure the Department of Transportation agree on the right-in, right-out only area. A discussion ensued regarding the right in off Wetzel Road and ingress/egress. Ron reminded Tim and Tony to the sensitivity of life and safety and fire/first responders having accessibility. This could be problematic on Wetzel Rd. if it is not wide enough.

Russ Mitchell asked if there were any more comments or questions, hearing none he asked for a motion to adjourn.

A motion was made by Scott Soyster seconded by Michelle Borton to adjourn Case #2021-029 to April 28, 2021.

Motion Carried 5-0

****Case #2020-016 – *Praxair, Inc./Praxair Site Improvements* (3), 4580 Morgan Place – Amended Site Plan (Adjourned from 3 previous meetings). The applicant requested an 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 #2021-016 to April 14, 2021.

Motion Carried 5-0

Case #2021-004 – *Lands of Bartorillo/Samuel Bartorillo* – 8191 Maple Road – Preliminary Plat. Tim Coyer, Ianuzi & Romans, P.C., presented on behalf of the applicant and explained he awaits approval from Onondaga County Department of Transportation for driveway approval. A 60' easement was added and a zone changed received. A perk test was performed, however, did not pass. Tim is working with Jeff Till (Onondaga County Health) regarding the sewer issue. He does need sewer design approval before any connections can be made. Michelle Borton asked if this is in a sewer district and Ron DeTota said he did not believe it is. Ron asked if this would be an 8" main lateral service and Tim said yes, but would double check. Ron stated an outside user agreement would be needed from the Town Board providing permission to tie into the existing sewer.

Russ Mitchell closed Case #2021-004.

A motion was made by Scott Soyster seconded by Hal Henty to adjourn to final plat on April 14, 2021.

Motion Carried 5-0

Closed Hearings – Board/Applicant Discussions:

Regular Meeting
Planning Board
March 24, 2021

New Business:

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

This Case was combined with Case #2021-004 – *Lands of Bartorillo/Samuel Bartorillo* – 8191 Maple Road – Preliminary Plat.

Russ Mitchell closed Case #2021-005.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2021-005 to April 14, 2021.

Motion Carried 5-0

Signs

Russ Mitchell noted the following sign(s) needing approval.

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 name of 125 sq. feet when 160 sq. feet is allowed, this sign will meet code. Russ Mitchell asked if the applicant was present and they were not. He requested an adjournment of this sign approval and asked Mark Territo to reach out to Citgo for appearance purposes. Mark agreed.

Russ Mitchell asked for a motion to adjourn.

A motion was made by Hal Henty seconded by Michelle Borton granting approval to adjourn Permit #51,596 to April 14, 2021.

Motion Carried 5-0

Sight Enhancement Services – Olive Garden – 4125 NYS Route 31. Zoned RC-1, Permit #51,614. The applicant is requesting (2) Wall signs, replacing two wall sign panels, one 74.26 sq. feet, one 50.31 sq. feet, internal illumination. 163.68 and 172.14 sq. feet is allowed for these signs. These will meet the code. Additionally, the applicant is replacing the directional signage in the parking lot.

Russ Mitchell asked if there were any comments or questions, hearing none he asked for a motion.

A motion was made by Scott Soyster seconded by Michelle Borton granting approval of Permit #51,614.

Motion Carried 5-0

Sign and Lighting Services – Matthews Auto (Kia) – 3885 NYS Route 31. Zoned RC-1, Permit #51,644. The applicant is proposing one internal illuminated wall sign (face changes for new name) of 25 sq. feet, this sign will meet code.

Russ Mitchell asked if there were any comments or questions, hearing none he asked for a motion.

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A motion was made by Hal Henty seconded by Michelle Borton granting approval of Permit #51,644.

Motion Carried 5-0

Work Session

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

Russ Mitchell asked for a motion to adjourn.

A motion was made by Hal Henty seconded by Scott Soyster granting approval to adjourn Case #2021-031 to April 14, 2021.

Motion Carried 5-0

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 Michelle Borton granting approval to adjourn the meeting at 8:36 p.m.

The next meeting is slated for April 14, 2021.

Motion Carried 5-0

Respectfully Submitted,



Judy Rios
Planning Board Secretary