

**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 9<sup>th</sup> day of March 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:

<b>PRESENT:</b>	Russ Mitchell	Chairman
	Michelle Borton	Member
	Karen Guinup	Deputy Chair
	Hal Henty	Member
	Al McMahan	Member
	Jim 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 Scott Soyster seconded by Karen Guinup granting approval of the minutes from the February 23, 2022 Regular Meeting.

**Motion Carried 6-1 (Michelle Borton abstained due to absence)**

**Public Hearings (New Business):**

**\*\*Case #2022-010 – Haldeman-Stoianoff Subdivision (3) – 4903 Guy Young Road – Preliminary Plat.** Tom Vona, Bardoun Land Surveying, spoke on behalf of the applicant stating this project is for a three (3) lot subdivision. Russ Mitchell asked if he had received Onondaga County’s comments and Tom said, no. Russ provided a copy. Russ noted the drawings show a revision dated of February 7, 2022 and asked what was revised since the Board has never seen the original drawings. Tom said he added site plan distances for the driveways, however, he can take the word revised off and change the drawing date. Russ noted when looking at subdivision drawings, proposed items do not need to be included. He also requested larger drawings (3x4) as the submitted sheets are small and hard to read. Russ also asked about the road on Lot 1. Tom said this is an existing gravel path/driveway. Russ explained if plans are to use this a Cross Access Agreement would be needed. Further, Russ mentioned two items from the County comments, the proposed buildings and site line distances, which Tom noted is complete. Russ stated the Board will need the drawing showing this. As well, the County speaks about SHPO and clearing of land and trees. Russ noted any tree removal must occur between October 1<sup>st</sup> and March 31<sup>st</sup> due to presence of the Indiana Bat. Russ stated there is a notation on the drawing that reads “to be conveyed to the Town of Clay.” This should say “to be conveyed to Onondaga County.” Ron DeTota spoke stating Lots 1 and 3 are residential buildings lots and need securing for subsurface disposal systems. Ron provided a note and contact information to Tom for inclusion on the drawing.

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

Regular Meeting  
Planning Board  
March 9, 2022

A motion was made by Hal Henty seconded by Michelle Borton granting approval to adjourn Case #2022-010 – Haldeman-Stoianoff Subdivision (3) – 4903 Guy Young Road – Preliminary Plat to March 23, 2022.

**Motion Carried 7-0**

\*\*Case #2022-011 – **7842 Goguen Drive, LLC** (3) – 7842 Goguen Drive – Amended Site Plan. Chris Dambach spoke stating he is seeking an amendment to a site plan and is proposing a 50x50 fenced area where his business can store tools. Russ Mitchell explained there are a lot of missing items to his application and he should meet with Mark Territo to go over the details. As well, the drawings submitted belong to Ianuzi and Romans and cannot be used without their permission. Russ noted a date of December 20, 2020 and asked what this area looked like then and Chris said it was a hardwood floor business. Russ asked if the overhead door was new and Chris said, no this has always been there. Further, Russ asked about the gravel and Chris said he has been moving gravel the last few months. Russ explained the process with the Planning Board should have started a while ago as we need documentation for approvals, fence permits, parking, which all needs to be on a site plan. As well as, dimensions of all buildings including storage buildings and details regarding the chain link fence. Russ suggested he hire an Engineer to assist with the requirements. Chris apologized stating this is all new to him, but will work with Mark and the Board to meet all conditions.

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

A motion was made by Scott Soyster seconded by Michelle Borton granting approval to adjourn Case #2022-011 – 7842 Goguen Drive, LLC (3) – 7842 Goguen Drive – Amended Site Plan to April 13, 2022.

**Motion Carried 7-0**

\*\*Case #2022-012 – **Karen Greenlee/Pro Signs, Fastrac EG, LLC** (3) – 8467 Oswego Road – Special Permit. James Hickey, Charles Signs, Inc., presented on behalf of the applicant stating they are seeking approval to convert an existing freestanding sign from manual to electronic; there is no change in square footage.

Russ Mitchell asked for questions/comments from the public.

Nicholas Blaney spoke stating he used to like this Fastrac, but no longer does. He's curious as to what time it closes and if any hours of operation were decided.

Russ thanked Mr. Blaney for his comments and closed the hearing.

Al McMahon read: In the matter of the application of the Planning Board Case #2022-012 - Karen Greenlee/Pro Signs, Fastrac EG, LLC - I move the adoption of a resolution using standard form #10 – SEQOR, 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 followings reasons: The request is conducive with the use of the surrounding corridor. Seconded by Scott Soyster.

**Motion Carried 7-0**

Regular Meeting  
Planning Board  
March 9, 2022

Al McMahon read: In the matter of the application of Planning Board Case #2022-012 - Karen Greenlee/Pro Signs, Fastrac EG, LLC – I move the adoption of a resolution using standard form #70 – Special Permit granted based on a map by Pro Signs dated January 5, 2022. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Scott Soyster.

**Motion Carried 7-0**

**Public Hearings (Old Business):**

\*\*Case #2021-046 – **Todd Fritzen** (3) – 4664 Wetzel Road – Special Permit (Adjourned from 4 previous meetings). The applicant was not present.

A motion was made by Hal Henty seconded by Jim Palumbo granting approval to adjourn Case #2021-046 – Todd Fritzen (3) – 4664 Wetzel Road – Special Permit to April 27, 2022.

**Motion Carried 7-0**

\*\*\*Case #2022-002 – **Pack Rat Storage** (3) – 4717 Wetzel Road – Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Jim Palumbo seconded by Scott Soyster granting approval to adjourn Case #2022-002 – Pack Rat Storage (3) – 4717 Wetzel Road – Site Plan to March 23, 2022.

**Motion Carried 7-0**

\*\*Case #2022-003 – **Baldwinsville HWY 31, LLC/Caliber Collision** (3) – 3593 State Route 31 – Site Plan. Gus Wilson, Baldwinsville HWY 31, spoke noting Andrew Younger, Architectural Design Guild, and Kevin Van Hise, Landscape Architect Kimley-Horn, also in attendance. Gus provided a background about Caliber Collision noting they are a high quality collision shop with 1,300 locations in 27 States. They focus on compliance and giving back to the community. All work takes place indoors with no activity outside; typical hours are Monday – Friday, 8:00 a.m. – 5:30 p.m. Kevin spoke stating they have resubmitted a drawing based on Board comments, cleaned up topographical information, revised parking stalls to 9-1/2 x 20, added parking calculations, zoning information, vehicle storage notes, and photometrics, removed architectural plans, and verified dumpster size. They received email approval from NYS DOT specific to making the intersection 4-way and DOT stated they can leave the west entrance open. This revision shows closing the western driveway and reconstructing the eastern driveway. Russ Mitchell spoke noting disappointment that the lines are still being shown on the site plan along with gray areas making it very tough to read; normally the Board is provided with no lines and just the dimensions of the buildings. As well, the dumpster and gates are not the correct detail information. Andrew spoke noting he didn't see specific details or pictures. Karen Guinup asked if he received a dumpster package and Andrew said, yes within the last three (3) months. Karen asked he meet with Mark Territo for the specifics. Russ asked they look at the drawing as there is a fence inside the easement, this can't be done and part of the parking in the front easement needs correcting. As well, there are landscape trees in the corner you might consider moving them back for sign visibility. The monument sign will need a variance if it is less than 25' setback. Karen offered an option and to avoid holding up site plan approval, remove the sign from the plan since this will need a separate application anyway. Russ asked at the ingress/egress if they were putting in curbs at the flair and Kevin said, yes. Russ

also asked about snow storage and asked it be placed on the site plan; Kevin agreed. Discussion surrounded the signage and ingress/egress area. Kevin provided an email from DOT, which Russ read aloud. Karen asked if the State has seen this layout noting the Board needs approval from them using this drawing. Jim Palumbo offered the idea of a double turning lane and Kevin stated they are amenable to working with DOT. Russ agrees with Jim and making this area wider, he prefers sitting down with the DOT and discuss this in entirety. Further, Russ noted they will need to combine the two (2) lots and to get with our Assessor ASAP. Hal Henty stated they may have an issue with not owning the property and also recommended they call the Assessor right away. Karen suggested a conference call be set up with the DOT and all could weigh-in with questions/comments. Gus stated they would reach out and get it scheduled, and keep the Board informed of the meeting. Russ offered the Town Hall Conference Room as a meeting site; all agreed. Jim agreed with Karen's comments about the sign and also asked they look at the plantings which don't seem conducive for that spot, stating the tall grasses will impede visibility. Ron DeTota asked about existing conditions and discussions were held amongst the applicant and Ron. Lastly, Russ asked about a small rectangular area on the drawing as this could be encroaching property.

A motion was made by Hal Henty seconded by Scott Soyster granting approval to adjourn Case ##2022-003 – Baldwinsville HWY 31, LLC/Caliber Collision (3) – 3593 State Route 31 – Site Plan to March 23, 2022.

**Motion Carried 7-0**

**Closed Hearings – Board/Applicant Discussions:**

\*\*Case #2021-025 – *The Daniele Family Companies/Royal Car Wash* (3) – 7376 Oswego Road – Site Plan (Adjourned from 5 previous meetings. The applicant requested an adjournment.

A motion was made by Karen Guinup seconded by Jim Palumbo granting approval to adjourn Case #2021-025 – The Daniele Family Companies/Royal Car Wash (3) – 7376 Oswego Road – Site Plan to March 23, 2022.

**Motion Carried 7-0**

**New Business:**

**Signs:**

**Allied Sign Company – T-Mobile – 3881 State Route 31 - Zoned RC-1, Permit #52,494.**

Greg Fishel, Allied Sign Company, spoke on behalf of the applicant and is proposing one (1) wall sign, 80.1 square feet (82.3 square feet is allowed) and two (2) panel changes each side to the freestanding sign, each panel is 17 square feet. These proposed signs will meet the code.

A motion was made by Scott Soyster seconded by Hal Henty granting approval of Sign Permit #52,494 – Allied Sign Company – T-Mobile – 3381 State Route 31.

**Motion Carried 7-0**

Regular Meeting  
Planning Board  
March 9, 2022

**Work Session:** None.

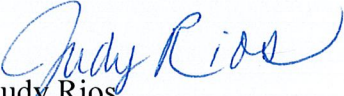
Russ Mitchell asked if there were any further comments or questions, hearing none he adjourned the meeting.

A motion was made by Karen Guinup seconded by Michelle Borton granting approval to adjourn the meeting at 8:57 p.m.

**Motion Carried 7-0**

The next meeting is slated for March 23, 2022

Respectfully Submitted,

  
Judy Rios  
Planning Board Secretary