

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 17th day of November 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
	Jim Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers
ABSENT:	Al McMahon	Member
	Scott Soyster	Member

A motion was made by Jim Palumbo seconded by Michelle Borton granting approval of the minutes from the October 20, 2021 meeting.

Motion Carried 5-0

Public Hearings:

New Business:

****7:30 P.M. Case #2021-046 – Todd Fritzen (3) – 4664 Wetzel Road – Special Permit.** Todd Fritzen presented noting he is seeking to place a building on this site for business operation and equipment storage. Russ Mitchell said the County comments read that they don't want to approve this because of the location to the pump station. Todd said is he aware and can adjust according, staying 25' away from the station, however, he will need a variance to do this. Russ have asked if ZBA had contacted him and he said he received a letter and is meeting with his Architect this week and plans to present to the ZBA at their December meeting. Russ asked he be sure the new plans indicate the information about the pump station.

Russ Mitchell asked if there were any further comments or questions as this is a public hearing. No comments or questions received.

A motion was made by Karen Guinup seconded by Michelle Borton granting approval to adjourn Case #2021-046 – Todd Fritzen – 4664 Wetzel Road – Special Permit to December 15, 2021.

Motion Carried 5-0

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****7:35 P.M. Case #2021-048 – Sun Environmental Building Expansion (3) – 4665 Crossroads Park Drive – Amended Site Plan.** Matt Notaro, Sun Environmental spoke introducing Christian Hill from Napierala Consulting Engineers, and Taber Rowlee from Rowlee Construction. Matt distributed a revised plan to the Board stating he is proposing a building expansion to an existing structure. Plans are to add a warehouse, loading dock area, pavement and fill in the area (to bring up to grade), as well as asphalt paving. The project recently received ZBA variance approval for the side yard setback. Russ Mitchell said the new plan answers other questions he had, however, there is still an issue with the ingress/egress on someone else's property. He stated the Board will need a signed agreement between both parties that it is okay to use this area. This information should go to the Board's Attorney who will sign off when complete. No certificate of occupancy or building permit will be provided until this is satisfied; Matt agreed and will work on this concern. Conditioned approval will be provided this evening.

Russ Mitchell asked if there were any further comments or questions as this is a public hearing. No comments or questions received. Russ closed Case #2021-048.

Jim Palumbo read: In the matter of the application of the Planning Board Case #2021-048 for an amended site plan for Sun Environmental Building Expansion located at 4665 Crossroads Park Drive, 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 building addition is in keeping with the existing site use and conditions. Seconded by Michelle Borton

Motion Carried 5-0

Jim Palumbo read: In the matter of the application of Planning Board Case #2021-048 for an amended site plan for Sun Environmental Building Expansion, I move the adoption of a resolution using standard form #20 – site plan granted based on a map by Napierala Consulting Engineers dated October 26, 2021 revised November 17, 2021 and numbered C-1 and A-1. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: In particular agreement on existing curb cut between subject parcel and adjacent property to the east. Seconded by Michelle Borton.

Motion Carried 5-0

Old Business:

****Case #2021-011 – *Sharkey's Beach Volleyball and Restaurant* (3) – 7420 Oswego Road – Amended Site Plan (Adjourned from 8 previous meetings).** The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Karen Guinup granting approval to adjourn Case #2021-011 – *Sharkey's Beach Volleyball and Restaurant* – 7430 Oswego Road – Amended Site Plan to February 9, 2022.

Motion Carried 5-0

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Karen Guinup made a motion to add Case #2021-050 – *Great Northern Subdivision 2* – Final Plat to the November 17, 2021 agenda. Seconded by Jim Palumbo.

Motion Carried 5-0

Case #2021-050 – *Great Northern Subdivision 2* - Final Plat. Russ Mitchell explained that upon review, this case requires approval for final plat; SEQR approval was complete during preliminary plat.

Michelle Borton read: In the matter of Planning Board Case #2021-050 for final plat for Great Northern Subdivision 2, I move the adoption of a resolution using standard form #40 - final plat granted based on a map by Lehr Land Surveyors dated June 3, 2021, revised October 21, 2021 and numbered 21-E-66D. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions as necessary. Seconded by Karen Guinup.

Motion Carried 5-0

Russ Mitchell approved Case #2021-032 and Case #2021-033 be combined for speaking purposes.

****Case #2021-032- *VP Road Solar, LLC/VerPlank Road Solar South* (3) – 4936 VerPlank Road – Site Plan (Adjourned from 2 previous meetings). **Case #2021-033 – *VP Road Solar, LLC/VerPlank Road Solar North* (3) – VerPlank Road – Site Plan (Adjourned from 2 previous meetings).** Caryn Mlodzianowski, Bohler Engineering, spoke stating Pedro Rodriguez and Kevin O’Neill, Seaboard Solar, also in attendance. Caryn distributed new plans to the Board noting one minor change: The port access road to the north and south has been relocated to the other side; everything else remains the same. Caryn said they were asked to continue by the Army Corps of Engineers and State DOT and noted the 45 day review has passed without any comments received. They are nearing the end of environmental review as it relates to SEQR and are working with the County DOT on technical comments, which are mainly SWPP items and nothing that would affect the site plan. Further, the decommissioning plan was submitted to the Town and is still in review. Russ Mitchell said the Town has received the full EAF but the decommissioning plan is a concern; this needs to happen before approval is given and cannot be conditioned. Karen Guinup explained the decommissioning plan provided is minimal and needs to be expanded upon; the Engineer and Attorney are to review before site plan approval. Kevin said he is familiar with decommissioning being finalized after site plan. Russ stated that does not happen with this Town and the Board; Kevin said he would follow up with the agreement and follow the Town’s procedure. Jim Palumbo asked about the correct revised date on the drawing and Caryn pointed out October 18th as the revision date; all agreed. Michelle Borton asked if an address had been assigned and Caryn said, yes and she will add it to the plan. Michelle asked that future drawings be provided ahead of time so the Board can properly review. Mr. Saucier, a resident from 4817 VerPlank Road, spoke asked if they owned the facility to the west and Kevin said, no. He also asked about power and transformers in the area. Kevin pointed out the access road and existing distribution poles, which will be used. He will follow-up on the transformer item. The resident explained he and his neighbors are hopeful not to have more poles added and would appreciate signage being provided and the mowing/landscape kept up. Kevin stated their plan is to use the existing vegetation to mitigate the line of site for the panels. Kevin was asked if they could have underground power and he said that is proposed and some will be underground, however, National Grid does require poles in certain areas. Kevin explained he has had several conversations in the past with the neighbors about landscaping and visual appearance.

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Russ Mitchell asked if there were any further comments or questions. Caryn asked if SEQR and final site plan approval would be provided on the same night and Russ said, yes.

A motion was made by Karen Guinup seconded by Hal Henty granting approval to adjourn Case #2021-032 – VP Road Solar, LLC/VerPlank Road South – 4936 VerPlank Road and Case #2021-033 – VP Road Solar, LLC/VerPlank Road Solar North to December 15, 2021.

Motion Carried 5-0

****Case #2021-036 – McKenzie Smith 3) – 4031 NYS Route 31 – Special Permit (Adjourned from 2 previous meetings). The applicant requested an adjournment.**

A motion was made by Michelle Borton seconded by Hal Henty granting approval to adjourn Case #2021-036 - McKenzie Smith – 4031 NYS Route 31 – Special Permit to December 15, 2021.

Motion Carried 5-0

Closed Hearings – Board/Applicant Discussions:

New Business:

Signs

Metropolitan Signs– *Dunk & Bright Furniture* – 4081 NYS Route 31 -- Zoned RC-1, Permit # 52,384.

David Razzante, Metropolitan Signs, presented on behalf of the applicant and is proposing two internally illuminated wall signs 315 and 192 square feet in size when 1,182 square feet and 576 square feet respectively are allowed. These signs will meet code.

A motion was made by Hal Henty seconded by Michelle Borton granting approval of Sign Permit #52,384 – Metropolitan Signs – Dunk & Bright Furniture – 4081 NYS Route 31.

Motion Carried 5-0

Kassis Signs– *Aldi's* – 7421 Owego Road - Zoned RC-1, Permit # 52,397.

The applicant is proposing one internally illuminated wall signs 74.9 square feet in size when 213 square feet are allowed. This sign will meet code.

A motion was made by Hal Henty seconded by Karen Guinup granting approval of Sign Permit #52,397 – Kassis Signs – Aldi's– 7421 Oswego Road.

Motion Carried 5-0

Work Session:

*Case #2020-031 – *Clay Marketplace PDD* (5) – northeast corner of NYS Route 31 and Henry Clay Boulevard Clay Marketplace PDD – Project Plan Referral. Alex Wisnewski, LJR Engineering, spoke indicating Mike Arcuri and Ozzie Crisalli, of Syracuse Realty Group, also present in the audience. Alex stated, as requested by the Board, additional lighting plan information such as details, photometrics, etc. have been submitted and added accordingly. Russ Mitchell thanked Alex for the documentation and asked he provide this information to the project plan narrative and explain what is going into this PDD including the connections east to the property line and the existing State Farm Insurance building. All needs to be included to make this work. Russ asked Alex return the narrative to the Planning Board by December 3, 2021 so they can review and make the comparisons. Once reviewed, this narrative will be recommended to the Town Board at the December 15th Planning Board meeting with a resolution to move forward. Once the Town Board reviews, they will set up a public hearing. The Town Board must approve the PDD and then the Planning Board begins work on a site plan. Hal Henty commented if there is changes to the light poles, this sheet will need to be labeled new and not preliminary. Alex stated he does not foresee changes. Karen Guinup asked about the pole height and Alex stated it is on the photometrics; 20' poles with 3' mounts. The lights are configured for no spill over. Karen suggested he place this information in the narrative. Karen questioned the floor lay-out in the apartments and if there is a laundry facility. Alex explained each apartment will have a laundry room and will include this in the narrative. Discussion ensued regarding the four (4) proposed monument signs and technically the Board can decide how many signs maybe used, as this was an RC-1 zoned area, which allows three. Russ asked what will be on the signs and Ozzie said plaza identification, for example: *David's Landing – Henry Clay entrance*, which will be illuminated. He will provide Alex with the signage information and the properly sized pylon sign. Karen asked Mark Territo what is allowed for a pylon sign and Mark said less than 5 acres would be 64 sq. feet; more than 5 acres would be 125 sq. feet. They can allow for three entrance signs and can be monument or pylon as long as they are within the square footage. Alex stated they are comfortable with the parameters of RC-1 zoning. Karen asked when they do their narrative to take off one of the signs. Michelle Borton asked about the pylon sign as she prefers not having this and having three monument signs. Alex said the monument signs are good, they would be looking to get elevation for visual intent. As stated, Ozzie said he would provide the sign information to Alex. Michelle noted a lot of right-in and right-out for drive purpose and to be aware of this. Hal asked if there would be signs on the building and Ozzie said, yes he envisions address numbers on the buildings or east and west. Karen clarified this is not being subdivided and Ozzie said, it is not. He is familiar with the post office giving them mail/address information. Mark said they can have one tax map number with multiple addresses. Michelle asked if this is appropriate to discuss directional signage or during site plan review? Mark said when the narrative is done and signage identified, then we would have the applicant come back for signage discussion; directional is under site plan review and Alex can address this in the narrative. Jim Palumbo spoke noting the landscaping is what he was hoping to see and is satisfied with the plan. He asked if the lighting location as shown could relate to the photometrics through a symbol that would correlate with each other; this should be added to the legend. Alex said he would make the adjustments as needed. Further, Karen requested the berm (#2 on the key notes) specify the height; she feels this is a nice screening between the buildings and the cemetery. Alex said he would add the range height.

Russ Mitchell asked if there were any further comments or questions. No comments or questions received.

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A motion was made by Jim Palumbo seconded by Hal Henty to adjourn Case #2020-031 – Clay Marketplace PDD northeast corner of NYS Route 31 and Henry Clay Boulevard Clay Marketplace PDD – Project Plan Referral to December 15, 2021.

Motion Carried 5-0

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 8:39 p.m.

Motion Carried 5-0

The next meeting is slated for December 15, 2021.

Respectfully Submitted,



Judy Rios
Planning Board Secretary