

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 13th day of April 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:

PRESENT:	Russ Mitchell	Chairman
	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

ABSENT: Michelle Borton Member

A motion was made by Hal Henty seconded by Karen Guinup granting approval of the minutes from the March 23, 2022 Regular Meeting.

Motion Carried 6-0

Public Hearings (New Business):

****Case #2022-017 – Gelsomin Family Limited Partnership/Gelsomin Subdivision (3) – 902-906 Allen Road – Preliminary Plat.** Tim Coyer, Ianuzi & Romans Land Surveying, spoke on behalf of the applicant noting this site on Allen Road consists of two tax parcels, 1.6 acres, zoned R-10. The owner is seeking to carve out .42 acres in the center of the parcels for a building lot. Tim stated he had not yet received Onondaga County’s comments. Russ Mitchell provided Tim a copy of the comments and said the biggest issue is site distance. Tim said he would get this information and provide at the next meeting.

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

A motion was made by Karen Guinup seconded by Hal Henty granting approval to adjourn Case #2022-017 – Gelsomin Family Limited Partnership/Gelsomin Subdivision – 902-906 Allen Road – Preliminary Plat to April 27, 2022.

Motion Carried 6-0

Regular Meeting
Planning Board
April 13, 2022

****Case #2022-019 – Bryant & Stratton (3) – 7805 Oswego Road – Amended Site Plan.** Christopher Andrzejewski, PE Milex Engineering, spoke on behalf of the applicant stating they are seeking an expansion to the parking lot, increasing to 123 spaces. A variance was received from the zoning board on April 11, 2022. Russ Mitchell provided a copy of Onondaga County's comments to Chris, noting they want a SWPPP. Russ also stated errors with their site plan submission as follows: Mark Territo's name and title are incorrect, C&S Engineers address is incorrect, and it is difficult to figure out where the new parking spaces will be. Russ said he'd like a new site plan with the corrected information and an area shaded showing where the additional spaces will be. He also stated the variance information must be placed on the drawing. Russ indicated he'd recently visited the site and the dumpster is okay, however, the rollaway beside it needs to be removed. Russ noted the three crosswalks and would like the applicant to consider a sidewalk and a bus rest area. The County also suggested a covered bus stop and another painted crosswalk, due to safety concerns. Russ asked where the new spaces would be and Chris said in the northeast corner with a few more on the south side. Jim Palumbo questioned snow storage and Chris said there is an area on the east where snow will be placed; he will mark it out on the drawing. Jim also asked about landscaping and the trees coming down, stating he'd like to see something go back in the area, such as shrubbery to keep the site softer. Russ asked if the trees could be saved and Chris said that two are being removed and will be replaced or replanted. Lastly, Russ mentioned Bryant & Stratton has recently been certified to teach nursing, a very critical need.

Russ Mitchell asked for questions/comments from the public.

Nicholas Blaney spoke and thanked Bryant & Stratton for moving into this building and not leaving another vacant building in the Town. He would also like to see sidewalks dealt with as this area is not far from the Liverpool High School, safety is very important. As well, he agrees with additional landscaping.

A motion was made by Scott Soyster seconded by Jim Palumbo granting approval to adjourn Case #2022-019 – Bryant & Stratton – 7805 Oswego Road – Amended Site Plan to April 27, 2022.

Motion Carried 6-0

Public Hearings (Old Business/open and adjourned):

****Case #2021-025 – The Daniele Family Companies/Royal Car Wash (3) – 7376 Oswego Road – Site Plan (Adjourned from 7 previous meetings).** Anthony Daniele spoke noting being present in mid-February and receiving required changes to the site plan. Comments made then, and in March have all been addressed and a plan resubmitted. NYS DOT is satisfied with the site plan and curb cuts. Changes to the entrance made include expanding the curb cut from 24' to 32' wide and widening the entrance to 30'. Striping, utility and culvert work (items in the right-of-way) have all been addressed. Karen Guinup asked what the lollipop sign read and Anthony said "Royal Car Wash – Free Vacuums." Karen stated the back and forth with the County over the ingress/egress has been addressed, however, we have no letter from them saying it is okay. As well, the lighting has been addressed as far as the Town of Clay goes, however, the County is questioning lighting in the road and right-of-way. Anthony stated his Engineer had a conversation with the County and as the Town requires no spill over, the County reiterated no shining lights on the road. Hal Henty noted the shorter light poles and all appears good. Karen reminded Anthony any signage (other than directional) will not be part of this approval process; a separate application will be needed. Jim Palumbo pointed out sheet C-109 and not being sure if it is inclusive of all the signage. As well, a request made in January to shift the dumpster enclosure slightly does not appear to have been done. There is still a conflict with the gate opening into traffic. Anthony said he had

Regular Meeting
Planning Board
April 13, 2022

mentioned the dumpster has a side opening and the only time it will be open from the front is when the contractor comes to pick up trash, however, he will take a second look. Jim stated there is no need to rotate it rather shift to the north. Anthony said he sees no reason it can't be pushed back 3-4'. Jim said perhaps moving to the side rather than back will work. Anthony said he will shift it so the door does not open in the road.

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

Scott Soyster read: In the matter of the application of the Planning Board Case #2021-025 – The Daniele Family Companies/Royal Car Wash – 7376 Oswego Road – Site Plan, 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 repurpose of the lot to a car wash will not impact the location and is keeping with the surrounding location. Seconded by Jim Palumbo.

Motion Carried 6-0

Scott Soyster read: In the matter of the application of the Planning Board Case #2021-025 – The Daniele Family Companies/Royal Car Wash – 7376 Oswego Road – Site Plan, I move the adoption of a resolution using standard form #20 – Site Plan granted based on a map by Passero Associates, dated June 2021, revised April 13, 2022 and numbered C101, C102, C103, C104, C105, C106, C107, C108, C201, C202, C203, C204, C205, C206, and C207. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: Dumpster location to be adjusted so the door when open will not interfere with traffic. Signs are not part of this approval. Seconded by Jim Palumbo.

Motion Carried 6-0

****Case #2022-001 – VIP Structures, Inc./JW Didado Syracuse Division (3) – Corner of Wetzel Road and Morgan Road – Site Plan (Adjourned from 2 previous meetings).** Scott Freeman, Keplinger Freeman Associates, spoke noting Vince Raymond, VIP Structures, also in attendance. Scott stated a traffic study was submitted and found to have no significant impacts. They are working on finalizing details for a right-in, right-out off Morgan Rd. The Morgan Rd. right-of-way and landscaping in the northwest corner may involve widening the intersection. Ron DeTota said the traffic study shows the Morgan Rd. driveway as a full service and not a right-in, right-out. Scott mentioned just recently receiving the County's comments and a question about the lighting plan – he noted they are perimeter lights all 25' with six building mounted lights (fixture-type). Further, Scott said they have added dimensions to the plan, setbacks and parking. Case numbers are missing and he will take care of adding them. They are also working on a SWPPP and Ron is currently reviewing the storm area as a whole. Fire hydrants have been researched and noted there are none along Wetzel Rd., however, there is a water line off Wetzel Rd. and Scott is attempting to set up a meeting with the Fire Chief for discussion. Russ Mitchell asked about the waste recycling area and the gates. Scott pointed out where they are located on the drawing. Russ asked if they are covered and Scott said, no only a portion of the entrance is covered. Russ asked if the health department is aware of the system and Scott said yes, he has met with Jeff Till from the County Health Department. Russ stated there is a house and neighbors in proximity. He wants them protected by some type of fencing and does not want them to have to see any vehicles. Scott and Vince noted they are going to meet with the neighbor to discuss options of what he would like. Russ also indicated the dumpster enclosure has to be the same material as the building. Hal Henty asked they work on the lighting plan. Jim Palumbo asked about the trees and what is on the road frontage noting the power lines on Wetzel Rd.

Regular Meeting
Planning Board
April 13, 2022

Ron DeTota asked if Jeff Till is okay with the septic design and if so, we will need a letter stating that. Ron also noted the storm water and a 6" pipe underneath. This has been roller-coastered and needs to change. The drainage structure on the plan does not show on this drawing. As well, the infiltration basins are tough. Trucks with road debris, as they drive over this area begins to low spot and the debris settles there from the trucks. He will take another look but will need a detailed maintenance plan to be sure it retains the characteristics it relies on. Ron stated the drawing shows two temporary construction points of ingress/egress, he would recommend keeping one on Wetzel Rd. (just during the construction phase). Lastly, Ron stated he doesn't like the 6" underdrain and asked Scott to review the County comments. He is concerned for sensitivity to the grate capacity and pipe capacity. Ron also explained he has not had a lot of communication with their Engineer. Scott said he would work on all of these concerns. Lastly, Ron noted the drawing shows (2) 50' light poles, Scott said this is an error and he will rectify.

Russ Mitchell asked for questions/comments from the public.

The neighboring resident spoke and thanked the Board for their concern with his house. He will meet with the applicant to discuss his issues as he is hoping the lighting and any water run-off is not overwhelming. He is hopeful a fence and hill built as Amazon did for its surrounding residents can be done. Russ commented stating the Board is always concerned for its residents.

Nicholas Blaney spoke with concern for deforesting the area too soon as well as with the waste and recycling area. He asked if the dumpster enclosure will be on the side and was informed it will be behind the building. He, too, would like to see sidewalks and perhaps a bus enclosure. He stated he is interested to read the traffic study. He asked if signage could be placed on the property for school purposes, such as "Slow down! School Ahead." He is hopeful, before deforesting the area any further there is plans in place.

Russ Mitchell stated the Planning Board is declaring itself as lead agency on the project and is concerned about traffic and wetland. Vince stated their goal is to avoid 100% of wetlands and Russ stated we can't avoid wetlands in the process. Karen Guinup asked about the Army Corps of Engineers and DEC according to a wetlands letter and would like to see the information form the Corps. Hal Henty asked they re-look at the lighting plan. Vince stressed lighting is important for safety purposes and vandalism; he will take a good look at this. Karen asked if they are installing a security system and Vince said, yes.

A motion was made by Karen Guinup seconded by Hal Henty granting approval to adjourn Case #2022-001 – VIP Structures, Inc./JW Didado Syracuse Division – Corner of Wetzel Road and Morgan Road – Site Plan to May 11, 2022.

Motion Carried 6-0

Case #2022-002 – **Pack Rat Storage (3) – 4717 Wetzel Road – Site Plan (Adjourned from 2 previous meetings). The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Hal Henty granting approval to adjourn Case #2022-002 – Pack Rat Storage – 4717 Wetzel Road to May 11, 2022.

Motion Carried 6-0

****Case #2022-003 – Baldwinsville HWY 31, LLC/Caliber Collision (3) – 3593 State Route 31 – Site Plan** (Adjourned from 3 previous meetings). Kevin VanHise spoke on behalf of the applicant noting revised drawings have been submitted. A meeting held with NYS DOT discussed the opportunity to provide a 2-way turn lane into the site. DOT conducted a study and submitted results on March 29, their findings state they are amenable to re-striping and for a 2-way turning lane. Russ Mitchell asked if he talked to the State and Kevin said yes, however, they would need to go through the permit process. Further, Kevin mentioned a revision to the landscape plan – it reads spruce trees but is incorrect and should not be there; he will remove this. Russ asked about lighting and Kevin said a lighting plan was submitted. Karen Guinup noted a light pole that needs to be removed. Russ asked about the piece of pavement outside of the easement and fencing in the back taken out of the drawings, but nothing is being done in this area. Kevin said he could remove with three additional spaces to be free of the easement; the desire is to consolidate the lots. Russ stated the site plan shows not using the easement and fence, also if there are buildings they need to be shown or have a note stating, “To be removed.” Russ is concerned about combining the properties and stated a certificate of occupancy will not be issued until the lots are combined. He indicated the Assessor is ready to move forward, however, the County is behind. Karen expressed concern with the ingress/egress stating the right-out only is extremely wide and doesn’t need to be. She stated this will encourage left hand turns and asked they make this narrower. She also asked why vehicles couldn’t use the easement to the rear and go out on Route 57. Kevin said the area is gated and only cars to be worked on will be back there. She asked they research this area to allow flat beds, tow trucks, etc. (not the general public) for use to exit. Kevin said they would look at it. Karen questioned who would be doing the striping and Kevin said, they are doing this. Jim Palumbo commented on the landscaping plants as shown with the signage, as they appear to be tall grasses and junipers. He suggested they remove the grass and just have the junipers. Kevin said he would revise this with the sign package. Ron DeTota spoke pointing out Norway spruces and Scarlet oak trees, both, which have very deep root vegetation; these should be kept away from the sewer. Discussion ensued about the lighting plan and determined that all have the correct version. Jim said the cover page should include all C-series sheets. Karen asked if there is more than one light pole height and Kevin said there is 25’, 20’ and 16’ with one at the entrance. Further discussion ensued with Mark Territo regarding variances, as there is an encroachment into the perimeter landscape strip with some of the parking as shown.

A motion was made by Karen Guinup seconded by Hal Henty granting approval to adjourn Case #2022-003 – Baldwinsville HWY 31, LLC/Caliber Collision – 3953 State Route 31 – Site Plan to April 27, 2022.

Motion Carried 6-0

****Case #2022-011 – 7842 Goguen Drive, LLC (3) – 7842 Goguen Drive – Amended Site Plan** (Adjourned from 1 previous meeting). Thomas Pratt, Architect, spoke on behalf of the applicant stating his client is seeking to add a storage area to the south end of the site and enclose with a chain link fence. The purpose is to store large equipment and various material. Russ Mitchell spoke noting disappointment that specifics addressed at the last meeting were not completed. As well, explaining the applicant cannot use Ianuzi & Romans drawings without their approval. Thomas noted it is a survey as was provided to him. Russ said he wants a letter or other document approving the use. Russ also asked he reach out to Mark Territo and find out what needs to be done for a site plan. Karen Guinup and Jim Palumbo agreed with Russ’s comments. Thomas stated he would contact Mark as well as Ianuzi & Romans and have the corrected/approved information.

Regular Meeting
Planning Board
April 13, 2022

A motion was made by Scott Soyster seconded by Jim Palumbo granting approval to adjourn Case #2022-011 – 7842 Goguen Drive, LLC – 7842 Goguen Drive – Amended Site Plan to May 11, 2022.

Motion Carried 6-0

Closed Hearings – Board/Applicant discussions:

****Case #2022-015 – COR Route 31 Company, LLC/COR Center Tenant Fit Outs 1 & 2 (3) – Lot 2 COR Center Tax Map #021.0-01-16.1 – Amended Site Plan (Adjourned from 1 previous meeting).** Carlie Hansen spoke on behalf of the applicant and distributed a new smaller drawing noting a minor color change on the columns for tenant 1 from beige to white. Carlie also provided clarification on the orange awnings and indicated depth and signage information. Karen asked if this is a different shade than on the building and Carlie said, no it is the same noting some of the brick on the building has faded over time. Karen thanked Carlie for making the requested changes. Russ commented that he does not like revisions distributed the evening of the meeting.

Jim Palumbo read: In the matter of the application of the Planning Board Case #2022-015 – COR Route 31 Company, LLC/COR Center Tenant Fit Out 1 & 2 – Amended Site Plan, 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 followings reasons: The proposed modifications are in keeping with the property’s commercial setting. Seconded by Scott Soyster

Motion Carried 6-0

Jim Palumbo read: In the matter of the application of the Planning Board Case #2022-015 – COR Route 31 Company, LLC/COR Center Tenant Fit Out 1 & 2 – Amended Site Plan, I move the adoption of a resolution using standard form #20 – Site Plan, granted based on a map by Bergmann Associates for COR Development dated March 2, 2022, March 28, 2022, April 13, 2022 (A-100) and numbered C100, C101, and A-100. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: Revision date for A100. Seconded by Jim Palumbo.

Motion Carried 6-0

New Business:

Case #2022-018 – **Gelsomin Family Limited Partnership/Gelsomin Subdivision** – 902-906 Allen Road – Final Plat.

A motion was made by Jim Palumbo seconded by Karen Guinup granting approval to adjourn Case #2022-018 – Gelsomin Family Limited Partnership/Gelsomin Subdivision – 902-906 Allen Road – Final Plat to April 27, 2022.

Motion Carried 6-0

Regular Meeting
Planning Board
April 13, 2022

Signs:

Allied Sign Company – *Lovely Nails* – 3955 NYS Route 31 – Zoned RC-1, Permit #52,578.

Greg Fishel, Allied Sign Company, was present and spoke on behalf of the applicant noting he is proposing one wall sign, 23.07 square feet when 23.14 square feet is allowed. This proposed sign will meet the code.

A motion was made by Scott Soyster seconded by Jim Palumbo granting approval of Sign Permit #52,578 – Allied Sign Company – *Lovely Nails* – 3955 NYS Route 31.

Motion Carried 6-0

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 Scott Soyster seconded by Hal Henty granting approval to adjourn the meeting at 9:49 p.m.

Motion Carried 6-0

The next meeting is slated for April 27, 2022

Respectfully Submitted,



Judy Rios
Planning Board Secretary