

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 14th day of September 2022. The meeting was called to order by Deputy Chair Guinup at 7:30 PM. All joined in the Pledge of Allegiance and upon roll being called, the following were:

PRESENT:	Karen Guinup	Deputy Chair
	Michelle Borton	Member
	Hal Henty	Member
	Al McMahan	Member
	Jim Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers
ABSENT:	Russ Mitchell	Chairman
	Scott Soyster	Member

A motion was made by Hal Henty seconded by Michelle Borton granting approval of the minutes from the August 10, 2022 Regular Meeting.

Motion Carried 5-0

Public Hearings (New Business):

****Case #2022-034 – B&C Storage (3) – 7988 Morgan Road – Amended Site Plan.** Collin Donahue presented on behalf of B&C Storage stating he is seeking approval for (2) proposed storage buildings – (1) 20’x100’ structure and (1) 20’x250’ structure, to be built similar to an existing structure on the site. Karen Guinup asked about the shaded areas on the drawing and if the area is entirely paved. Collin pointed out the shading is the paved area and the orange shading is the replacement buildings. Karen asked when the paving was completed and Collin said a few months ago. Karen read the County’s comments which refer to SWPP, Wetland delineation, and sewer system location, however, since all this area is paved, the comments are moot. She also stated typically an amended site plan shows everything constructed and anything proposed is a lighter shade. Collin said he would make that modification. Michelle Borton stated needing more detail on elevation such as color, dimension, materials, etc. Hal Henty asked about the lighting and Collin said they are using wall packs. Hal asked about the light pole and Collin said this is an existing pole. Karen requested cut sheets on the lighting. Jim Palumbo and Al McMahan noted an image on their laptop screen looking opposite. Jim asked what the three (3) revisions were as noted on the plan. Collin said it was a couple updates to the building dimensions. Ron DeTota also looked at laptop images and shows the land is different from the survey. Karen suggested for the next meeting to bring a total approved site plan which will show what they want to now do and bring photos of all which has been built. Collin agreed. Ron DeTota noted a 30’ conveyance needs to be shown on the right-of-way map to the eastern property line.

Karen asked for questions/comments from the public. None provided.

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A motion was made by Michelle Borton seconded by Hal Henty to adjourn Case #2022-034 – B&C Storage – 7988 Morgan Road – Amended Site Plan to September 28, 2022.

Motion Carried 5-0

Public Hearings (Old Business/Open and Adjourned):

****Case #2022-027 – Jason Kocher (3) – 8350 Caughdenoy Road – Special Permit – Tier 2 Solar Energy System (Adjourned from 2 previous meetings).** Nick Moretti spoke on behalf of the applicant noting his company is seeking approval for a ground-mounted solar array system to be installed at 8350 Caughdenoy Road. Karen Guinup indicated they've appeared before the Board a few times and issues have not yet been resolved. A professional engineer must be hired to do an actual site plan to show the panels, location, and screening. As well as the details of this, such as type of screening to be used. Karen noted, as previously discussed, the applicant has a vast amount of land where these panels could be placed so as not to impede on his neighbor. Hal Henty and Michelle Borton agreed with Karen. Jim Palumbo asked about the survey (dated 2017), as it appears to be modified and a question of legitimacy arises. Nick asked how soon after approval could they start building. Karen said the first step is approval and referred to Mark Territo for building permit purposes. Mark stated once approved, a building permit could be pulled the following day with the entire process taking a week or two. Karen reiterated there is still a lot of work to be done and reminded Nick they need to hire a professional to complete a site plan.

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn Case #2022-027 – Jason Kocher – 8350 Caughdenoy Road – Special Permit to October 12, 2022.

Motion Carried 5-0

****Case #2022-029 – Goguen Drive Laydown Yard (3) – Goguen Drive – Site Plan (Adjourned from 1 previous meeting).** Geoff Hillenbrand, Plumley Engineering, spoke on behalf of the applicant noting updates made since the last meeting as follows: Change in title to read “Contractor’s Service Yard”; water body on the property is classified as a “C” stream (per recent conversations); replaced a 12” culvert to 18” – widening access; submission of a joint application to the Army Corps. on September 2nd (await approval) – no disturbance will take place on stream bed until permit is in hand. Michelle Borton asked if they needed anything from the Board in regards to the joint application and Geoff said, no. Michelle indicated needing a copy of the letter from the Army Corps of Engineers acknowledging that the project complies with the applicable Joint Application permits. As well, Michelle noted the lighting plan needs a professional seal. Karen Guinup stated once the letter acknowledging that the permits have been secured is provided, the Board can move forward. Michelle suggested they follow up via email or by phone. Geoff agreed.

Karen asked for questions/comments from the public. Chris Dambach, Goguen Drive, asked if they could begin work on the top side of the project and Mark Territo said, no. No further comments.

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn Case #2022-029 – Goguen Drive Laydown Yard – Goguen Drive – Site Plan to September 28, 2022.

Motion Carried 5-0

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****Case #2022-030 – Goguen Drive Laydown Yard (3) – Goguen Drive – Special Permit – Contractor’s Service Yard (Adjourned from previous meeting).**

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn Case #2022-030 – Goguen Drive Laydown Yard – Goguen Drive – Special Permit – Contractor’s Service Yard to September 28, 2022.

Motion Carried 5-0

****Case #2022-032 – Splash Car Wash (3) – 3610 NYS Route 31 – Site Plan (Adjourned from 1 previous meeting).** Cade Krueger, DDS Engineers, spoke introducing Jeff Arnold, Splash Car Wash, and Tim Coyer, Ianuzi & Romans, also in attendance. Cade stated they are seeking preliminary approval and provided the following completed updates: Revisions were made to the existing conditional and demolition plans; additions made to protect the existing water main; better turning lanes; car wash tunnel realigned for easier egress; clarification on the 10’ utility easement – will be abandoned; existing electric and transformer to be removed; parking tables shown with totals; added a vacuum station location; added electrical/utility location items; revised the landscape plan with denser-type plants and corrected landscape sheet number; submitted the lighting plan; updated the dumpster enclosure details; submitted plans to Onondaga County DOT (they have no further comment) and NYS DOT who provided one comment of no lights added in the DOT right-of-way; one pole readjusted; plans submitted to OCWA who have no issues with reuse of existing service; plans submitted to OCWEP for plumbing permit purposes (await a response). Jeff spoke and noted taking the Board’s recommendations regarding a colonial look to the building and away from a flat roofline. As well, the color of the vacuum stanches will be a nice neutral gray; Jeff provided a sample to the Board. Karen Guinup said they had done a very good job on the elevation drawings, however, the outstanding item is the NYS DOT response as it is needed for our files. A couple items requested were 1) ingress off the internal road – 2 lanes 20’ flair off at the base, need the dimension to this flair; 2) Need width on tunnel exit lane; 3) Ingress for cars going through the tunnel is 8’ for autos to pay stations, drawing C-3 reads 9’ – what is the actual footage? Cade said 9’ is a buffer area and pay lanes are 8’, which is what Splash Car Wash desires. Jeff noted the space between is actually 8’ – 8’6” which keeps people from opening their doors and getting out of the vehicle; it’s a safety measure. Karen feels 8’ is unacceptable and Cade said they can go to 8-1/2’ and make sure the stacking is still okay. Karen noted on the new proposed easement to indicate there is a light pole there and that is why it stops. As well, she stated the dumpster details (C-9) look good, but to take off the note reading the “contractor shall supply owner approval...” as this is not needed. Hal Henty noticed the poles are at 23’ and need to be 20’. Cade said he would drop this down. Hal also asked for the cut sheets as spillage looks like it may be on the neighboring property. Cade said he would revise this. Michelle Borton noted inconsistencies with the architectural and site plans reading building elevation 35’ to peak and other reading 33’ to peak. As well, the floor plan (clean area) needs to show the restroom, electric room, bump outs, etc. Michelle also asked about the mat cleaning area. Jeff said this is a high speed machine customers can utilize to clean their floor mats. She asked about the entrance and Cade pointed this out, however, will revise and clarify it on the drawing. Michelle noted the directional signage reading “enter” is double-sided, but the exit signs are not. Jeff said they should all be double-sided and will revise. Michelle questioned the north side of the site, parking setback, pavement and curbside. Mark Territo said this is all shown as part of the 30’ from the property line and should be grass (perimeter landscape strip). Cade said he would reconfigure this area. Michelle also noted a brick monument sign and Mark clarified since the car wash is part of the shopping center they cannot have a freestanding sign; two wall signs are acceptable. Jim Palumbo thanked the applicant for their work on the architectural drawings, all looks very good. He noted needing an updated drawing (11x17) with the date to identify for approval purposes. Karen asked if the speed with which cars are process is variable or if it can be changed by staff. Jeff

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said yes, a minor adjustment could be made, but it is a locked system and needs approval from higher up in the chain. Karen also asked how long it takes for the first car to get through the tunnel. Jeff said about 4-5 minutes. Karen noted concern with the three lanes coming out of the pay station through the tunnel and Jeff explained pay gates are used. One arm will come up for pass through and will go down before another car can enter; the pay gates are on a sensor. Lastly, Karen asked the purpose of a stop by out of the tunnel and Cade said it is not a stop bar, but a pavement marking only. Karen asked he note that on the drawing.

Karen asked for questions/comments from the public. None provided.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn Case #2022-032 – Splash Car Wash – 3610 NYS Route 31 – Site Plan to September 28, 2022.

Motion Carried 5-0

Closed Hearings – Board/Applicant discussions:

None.

New Business

Signs:

Saxton Sign Corp – 7-Eleven, Inc. – 4744 Buckley Road - Zoned LuC-1, Permit #52,883.

1 – Freestanding Sign replacement of all the panels and an addition of an LED Pricer (a Special Permit was granted July 27, 2022) This will meet the code.

1 – Wall Sign – A new 7-Eleven wall sign to replace the existing A Plus sign. (four existing wall/canopy signs will remain for the Sunoco and Dunk N Donuts. An Area Variance was granted April 11, 2011 for 5 wall signs total)

A motion was made by Michelle Borton seconded by Hal Henty granting approval of Sign Permit #52,883 – Saxton Sign Corp – 7-Eleven, Inc. – 4744 Buckley Road.

Motion Carried 5-0

Sign and Lighting Services – JiffyLube – 5237 W. Taft Road - Zoned RC-1, Permit #53,011.

1 – Freestanding Sign - The applicant is proposing a 57.5 square foot internally illuminated sign when 64 square feet is allowed. This will meet the code.

2- Wall signs. The applicant is proposing a 58 square foot sign on the front of the building when 138 square feet is allowed. They are also proposing an additional side wall sign, internally illuminated, of 30 square feet when 58 square feet is allowed.

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A motion was made by Al McMahon seconded by Michelle Borton granting approval of Sign Permit #53,011 – Sign and Lighting Services – JiffyLube – 5237 W. Taft Road – south elevation (2) wall signs only.

Motion Carried 5-0

Allied Sign Company – B & C Storage – 7988 Morgan Road - Zoned I-1, Permit #53,071.

Collin Donahue was present noting he is seeking approval for the following signs: 1 – Freestanding Sign - The applicant is proposing a 32 square foot internally illuminated sign when 32 square feet are allowed. This will meet the code. Karen Guinup pointed out the street number needs to be added to the sign and also asked Collin to be sure the structure is 25' back from the property line. He agreed.

A motion was made by Hal Henty seconded by Jim Palumbo granting approval of Sign Permit #53,071 – Allied Sign Company – B & C Storage – 7988 Morgan Road.

Motion Carried 5-0

Allied Sign Company – ULTA Beauty – 3837-3853 NYS Route 31 - Zoned RC-1, Permit #53,075.

Greg Fishel, Allied Signs was present on behalf of the applicant. He is proposing a 7.75 square foot panel replacement, which will meet the code. As well, two (2) wall signs as follows: 129.97 square foot internally illuminated and a 5.01 square foot blade sign on the front of the building when 172.62 square feet total is allowed. This will meet the code. Karen Guinup spoke and asked Greg, in regards to the blade sign, to be sure the bottom is 8' to grade. He agreed. Karen also noted the awnings were approved at site plan and they must adhere to the site plan approval. Mark Territo indicated one difference on the awnings, as the site plan shows no names listed on them and the sign application shows the name “Ultra.” Karen reiterated they must adhere to the site plan.

A motion was made by Jim Palumbo seconded by Al McMahon granting approval of Sign Permit #53,075 – Allied Sign Company – ULTA Beauty – 3837-3853 NYS Route 31.

Motion Carried 5-0

Charles Signs– Allstate – 8610 Henry Clay Blvd. - Zoned RC-1, Permit #53,079.

1- Wall sign. The applicant is proposing a 16 square foot, internally illuminated sign on the side of the building when 26.4 square feet is allowed. This will meet the code

A motion was made by Hal Henty seconded by Jim Palumbo granting approval of Sign Permit #53,079 – Charles Signs – Allstate – 8610 Henry Clay Blvd.

Motion Carried 5-0

Work Session:

None.

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Karen Guinup asked if there were any further comments or questions, hearing none she adjourned the meeting.

A motion was made by Hal Henty seconded by Al McMahon granting approval to adjourn the meeting at 9:00 p.m.

Motion Carried 5-0

The next meeting is slated for September 28, 2022.

Respectfully Submitted,



Judy Rios
Planning Board Secretary