

Regular Meeting
Planning Board
September 16, 2020

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 16th day of September 2020. The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

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

Russ Mitchell opened the meeting by leading the Pledge of Allegiance. A motion was made by Hal Henty seconded by Jim Palumbo to approve the minutes from the August 12, 2020 meeting.

Motion Carried 6-0

Public Hearings:

New Hearings:

Open/Adjourned Hearings:

*Case #2020-011 – *Rocklyn Commercial, LLC / WellNOW Urgent Care (5)* – West Taft Road & Wintersweet Drive – Special Permit Referral. Steve Calocerinos presented on behalf of the applicant. Steve mentioned plans for the site is to develop a portion of the commercial lot from Inverness Gardens and subdivide out a corner on W. Taft Rd. The lot averages 1.2 – 1.4 acres; drainage provisions are being worked out. Rocklyn Commercial will own the parcel and WellNow Urgent Care will lease a 3,500 sq. ft. facility. Steve mentioned appearance at a Town Board meeting for receipt of a special use permit for the facility. Parking is currently 44 spaces, which includes handicap, and a loading zone for emergency purposes at the front of the building. Signage will be placed on the front of the building as well as front corner, consistent with the last project plan. Steve handed out a drawing noting the interior connector road as recommended by the Town Board at their September 9, 2020 meeting. Russ Mitchell asked about the overlay and if the applicant is proposing land on a spare lot not connecting to Ring Road? Steve said they are providing an access easement off Wintersweet Drive. Russ stated if this meets approval, they would need to provide a new map for PDD for future purposes to open up Ring Road. Russ also noted resident concerns at the Town Board meeting involved ingress/egress, and snow storage. He feels there is a serious need to research the PDD, although likes the idea of the business WellNow at the site, when you put the ingress/egress in the top corner to match the street on the other side, it becomes problematic. As well, the entrance off Lobelia Lane needs other solutions with ingress/egress. Russ noted visiting the site

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today. Steve mentioned two (2) points of access and Rocklyn is open to moving the driveway. Russ explained that coming off of Taft and pulling into the site, one should be able to make a right turn only. This would give access to property and get rid of the ingress/egress; he feels it should be looked at differently. Hal Henty noted the same as Russ. Michelle Borton commented stating she has no issue with the facility but would like to see access further to the west as opposed to the inside curve. Steve said the original proposal was to supply entry, however, at the last update it was moved. Michelle also is curious about a left turn idea, but is in favor of the special permit. Jim Palumbo agrees with Michelle's comments and is in favor of the special permit. Scott Soyster agrees with the Board comments and is not in favor of the special permit. Steve explained the intent is only for ambulances; care required by an urgent care need. Hours of operation will most likely be 8:00 a.m. – 8:00 p.m. Karen Guinup read from the Town's code book regarding modifications to a PDD. Karen's opinion is to not start adding driveways to ingress/egress without Town Board input. She suggested if there is a need for more access, to widen the area and do away with the access off the curve. She is in favor of the special permit. Karen referenced Onondaga County Planning Board notes stating a drive off Taft Road, right turn only and absolutely no access. She feels a bit more thought process to the ingress/egress is needed. Ron DeTota spoke regarding the layout on to the map and consideration for layout in the future.

Russ Mitchell closed the hearing for Case #2020-011.

A motion was made by Michelle Borton seconded by Scott Soyster for a special permit referral with the comments stated above.

Motion Carried 6-0

****Case #2020-022 – *Steven Mollica/Resubdivision of Lot 2 Syracuse Sand & Gravel, LLC* Subdivision Amended & Additional Lands (3) – 10151 Caughdenoy Road – Preliminary Plat.** The applicant explained he was in front of the Board regarding a subdivision of two (2) parcels. Russ Mitchell asked if they foresee anything going in on Lot 2 and the applicant said “yes, a house at some point.” Russ explained that the driveway for Lot 2a and 2b has to come out [Caughdenoy Rd.]; the county won't give access. Karen questioned if there will be a house there and read county comments that it is pertinent the owner contact Onondaga County if any home will be built. Russ provided a copy of the county comments. Michelle Borton stated the plans show a gravel drive and it should be noted if you plan to build something that the county will be contacted. Ron DeTota agrees and supports Michelle's comments. Russ reiterated the need to contact Onondaga County DOT first for approval, then the Planning Board, explaining it's a county road, unless the County DOT feels differently. Jim Palumbo asked if the applicant will be talking to the county regarding access to the other lot and also stated it appears county comments are not be sent directly to the applicants.

A motion was made by Scott Soyster seconded by Hal Henty to adjourn this Case to September 30, 2020. However, noted if the applicant is not ready by this date to inform the Commissioner for a date change.

Motion Carried 6-0

Open/Adjourned Hearings:

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Closed Hearings – Board/Applicant Discussions:

****Case #2020-017 – Francis R. Rivette & Barbara E. R. Lucas / Rivette Vista (3) – Black Creek Road - Preliminary Plat (Adjourned from 2 previous meetings).** Francis appeared before the Board seeking final plat approval. Russ Mitchell questioned the turn-around use as one comes up Ethel Road and plowing as this is a Town turn-around. Ron DeTota stated he drove the area and believes it is most likely left over language and a provision be extended: temporary turned into a permanent turn-around to allow for maintenance of the road. Karen Guinup suggested language that the temporary turn-around will forever exist on Lot 1. Francis Rivette indicated the lot is deeded. Ron said the county may consider primary point of highway connect Ethel Road instead of Black Creek Road. Francis stated he submitted a mylar and asked when he could pick up for signature. Russ explained he had to sign and it would be available later this week.

Russ Mitchell closed Case #2020-017.

A motion was made by Karen Guinup seconded by Michelle Borton to move this Case from Preliminary Plat to Final Plat.

Motion Carried 6-0

Michelle Borton read: In the matter of the Planning Board Case #2020-017 – Francis R. Rivette & Barbara E. R. Lucas/Rivette Vista, 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 declaration for the following reasons: The proposed action is consistent with surrounding neighborhood character, and will not cause significant negative impacts to groundwater, road systems, or utility infrastructure.

A motion was made by Michelle Borton seconded by Scott Soyster for SEQR approval.

Motion Carried 6-0

Michelle Borton read: In the matter of the application of Planning Board Case #2020-017 – Francis R. Rivette & Barbara E. R. Lucas/Rivette Vista, I move the adoption of a resolution using standard form #40 granting final plat approval based on a map by Douglas R. Lehr, Licensed Land Surveyor dated February 12, 2020 revised August 18, 2020 and numbered 20-A-49*D* Conditioned upon approval of all legal and engineering requirements of the Town of Clay.

A motion was made by Michelle Borton seconded by Scott Soyster for Final Plat approval.

Motion Carried 6-0

****Case #2020-019 – Aluzzo Property (3) – 8302 Oswego Road – Site Plan (Adjourned from 2 previous meetings).** Steve Calocerinos presented on behalf of the applicant distributing site plan copies to the Board noting a change to the buffer strip that did not originally show. Steve went over the basics of the plan and Russ Mitchell noted Steve doing a good job with the changes. Further, Steve mentioned

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providing a snow storage area, which may move as snow piles, however, there is sufficient room. The vertical platform lift added is similar to what is currently there; indoor/outdoor and no issue. The owner has located the sewer lateral and it has been added accordingly. Plans are to cut back and clear out to the property line; the existing lateral is within Route 57. Lastly, Steve mentioned a revised landscape plan, which provides more details. Russ Mitchell asked Kathy Bennet about the access agreement. Kathy stated she'd read and approved as conditioned. Steve mentioned the applicant is fine to approve access for the Town, as needed. Russ commented on the notes and asked if the lift is open to the weather and will it be cleaned accordingly? Steve said it would be and will not be a problem. Russ thanked Steve for putting the items together.

Russ Mitchell closed Case #2020-019.

Jim Palumbo read: In the matter of the Planning Board Case #2020-019 – Aluzzo Property – 8302 Oswego Road, I move the adoption of a resolution using 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 proposed site plan is in keeping with surrounding area development at Oswego Road and will not have any adverse impacts to the community.

A motion was made by Jim Palumbo seconded by Hal Henty for SEQR approval.

Motion Carried 6-0

Jim Palumbo read: In the matter of the application of Planning Board Case #2020-019 – Aluzzo Property - for a new office building at 8302 Oswego Road, I move the adoption of a resolution using standard form #20 granting Site Plan approval based on a map by Calocerinos Engineering dated September 8, 2020 and numbered C-100, C-101, C-102, C-501 and C-502. Architectural drawings dated May 2, 2020 on A0.1, A1.0, A1.1, A4.1 and May 2, 2012 for all other A sheets. Elevation drawings by Pitcher Architect VBC lighting photometrics and cut sheets. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: Terms of Access Easement needs to be defined on the drawings.

A motion was made by Jim Palumbo seconded by Scott Soyster for Site Plan approval.

Motion Carried 6-0

****Case #2020-023 – *Tocco Villaggio – Section 2* – Part of Military Lot 40 – 8233 Park Ridge Path.** James Thrasher appeared before the Board indicating after reviewing final documents for Tocco Villaggio it was determined Lot 1 was not complete, needing final plan approval. Jim stated there will be a large amount of production in 2021 with 4/5 buildings going up on the site. He expects permits in March, 2021. Ron DeTota mentioned this will also be on the Town Board agenda for acceptance of utility of the road. The map will be held until all is voted and approved.

Russ Mitchell closed Case #2020-023.

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Scott Soyster read: In the matter of the Planning Board Case #2020-023 – Tocco Villaggio – Section 2, 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 declaration for the following reasons: It will not produce an increase in traffic or have a negative impact on the neighborhood.

A motion was made by Scott Soyster seconded by Hal Henty for SEQR approval.

Motion Carried 6-0

Scott Soyster read: In the matter of the application of Planning Board Case #2020-023 – Tocco Villaggio – Section 2, I move the adoption of a resolution using standard form #40 granting final plat approval based on a map by Ianuzi and Romans Land Surveying, P.C. dated January 29, 2018 and numbered 488.0225. Conditioned upon approval of all legal and engineering requirements of the Town of Clay.

A motion was made by Scott Soyster seconded by Jim Palumbo for Final Plat approval.

Motion Carried 6-0

Other New Business:

Signs:

Russ Mitchell asked for a motion for approval of permit #51,291 Kassis Superior Signs – Dollar Tree – 4999 W. Taft Road. The applicant is proposing one wall sign, 137 sq. ft. when 148 sq. ft. is allowed. The sign will meet code.

A motion was made by Scott Soyster seconded by Michelle Borton for sign approval of Permit #51,291.

Motion Carried 6-0

Work Session

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

A motion was made by Hal Henty seconded by Karen Guinup to adjourn the meeting at 8:39 p.m.

The next meeting is slated for September 30, 2020.

Motion Carried 6-0

Respectfully Submitted,



Judy Rios
Planning Board Secretary