

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 28th day of February 2024. The meeting was called to order by Chairman Mitchell at 7:30 P.M. All joined in the Pledge of Allegiance and upon roll being called, the following were:

<u>PRESENT:</u>	Russ Mitchell	Chairman
	Michelle Borton	Deputy Chair
	Karen Guinup	Member
	Hal Henty	Member
	Jim Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Marie Giannone	Secretary to Planning Board
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineer

ABSENT: Paul Graves
Al McMahon

A motion was made by Mr. Palumbo and seconded by Ms. Borton to approve the minutes of the February 14, 2024 Regular Meeting.

Motion Carried 5-0.

Old Business:

Case #2022-008 – Chick-fil-A, Inc (3) – 3920 Brewerton Road Special Permit and

Case #2022-009 – Chick-fil-A, Inc (3) – 3920 Brewerton Road Site Plan

Chairman Mitchell opened the public hearing on this case.

Mr. Philip Cleary, 204 Manor Dr., North Syracuse is present to address the board.

Mr. Cleary stated that he has spoken before the board previously regarding the Chick-fil-A new location. He made the following comments:

- This is a very busy intersection and traffic has increased with new development.
- The intersection is very busy with first responders, fire department calls, village and county sheriff calls.
- North Syracuse Central School District offices are located nearby and the North Syracuse School District transportation department is nearby where approximately 190 school buses leave and return to that area each school day. Mr. Cleary wanted the traffic study

report to reflect the decrease in bus transportation noted during the summer months – June to September and be sure there is an accurate data report.

- Town of Clay has always managed growth very well and the consolidation of zoning between Village of North Syracuse and Town of Clay has done well.
- The drive thru for Chick-fil-A is a poor choice.

Mr. Cleary thanked the board for hearing him.

Chairman Mitchell asked if anyone else had questions/comments. None.

Chairman Mitchell closed the public hearing and stated that the scoping document will be approved.

The comments have been received from Department of Transportation and have incorporated this into their design. An updated site plan was given to Village of North Syracuse and this will be provided to Town of Clay Planning Board.

Mr. Chairman: In the matter of the applications for planning board Case numbers 2022-008 and 2022-009 for Chick-fil-A, special permit and site plan, I move the adoption of a resolution that the Board accepts the final scoping document for the Draft Environmental Impact Statement. Motion by Ms. Borton, seconded by Mr. Palumbo.

Motion Carried: 5-0

Motion made by Mr. Palumbo to adjourn Case #2022-008 and #2022-009 Chick-fil-A to March 20, 2024. Seconded by Ms. Borton.

Motion Carried: 5-0

Case #2023-029 – Delta Sonic Car Wash/Delta Sonic Car Wash Systems, Inc. (3) – 3627 & 3809 State Route 31, Site Plan (adjourned from 9 previous meetings)

Chairman Mitchell asked for a motion to adjourn Delta Sonic Car Wash to March 20, 2024. Motion by Mr. Henty, seconded by Mr. Palumbo.

Motion Carried: 5-0

Case #2023-042 – Amerco Real Estate Company/U Haul (3) 8015 Oswego Road, Amended Site Plan (Adjourned from 5 previous meetings)

Mr. Ryan Abruzzo/Mr. Adam Fishel, Marathon Engineering, addressed the board and stated the photometrics have been provided and also met with the utility regarding the gas line in back of the site. All other documents are the same.

Ms. Borton read from Part II of the Environmental Assessment Form (EAF) the potential project impacts:

- ✓ Impact on Land
- ✓ Impact on surface water
- ✓ Impact on flooding
- ✓ Impact on plants and animals (endangered species)

Mr. Chairman: In the matter of the application of the planning board Case No. 2023-042 for Amerco Real Estate Company/U-Haul at 8015 Oswego Road, 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 declaration for the reasons stated in Part III of the Environmental Assessment Form (EAF)*. Motion by Ms. Borton seconded by Ms. Guinup.

Ms. Borton read the matters that needed to be addressed on the EAF Part III form.

*No moderate to large potential environmental impacts were identified in Part 2 of the EAF.

Negative impacts to US Army Corps of Engineers and/or NYSDEC jurisdictional wetlands and protected upland buffer will be avoided through compliance with required permits, as will potential negative impacts to threatened/endangered species.

Negative impacts to the site's water quality and existing drainage patterns, and the potential for increased erosion and turbidity will be avoided through compliance with the Town of Clay's stormwater management regulations.

Motion Carried: 5-0

Chairman Mitchell said that the wall lighting packs at the storage location (8015 Oswego Road) are very bright and some lights are directly facing onto Rt 57. Chairman Mitchell said the wall packs at this location are too bright and asked the applicant to look into this to make corrections. Applicant said he would pass this information on to appropriate party.

Motion made by Mr. Henty, seconded by Mr. Palumbo to adjourn Case #2023-042 Amerco Real Estate Company/U Haul to March 20, 2024.

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Motion Carried: 5-0

Motion made to adjourn Case #2023-052 Mike Tormey/Buckley Warehouse (3) – 4583 Buckey Road, Site Plan (Adjourned from 1 previous meeting) to April 24, 2024. Motion by Mr. Henty, seconded by Ms. Guinup.

Motion Carried: 5-0

Motion was made by Mr. Henty, seconded by Mr. Palumbo to adjourn this regular meeting at 8:00 p.m. Next meeting is scheduled for March 20, 2024.

Motion Carried: 5-0

Respectfully submitted,



Marie Giannone
Planning Board Secretary