

**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 15<sup>th</sup> day of December 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:

<b>PRESENT:</b>	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chair
	Michelle Borton	Member
	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

A motion was made by Michelle Borton seconded by Jim Palumbo granting approval of the minutes from the November 17, 2021 meeting.

**Motion Carried 6-1 (Scott Soyster abstained due to absence)**

**Public Hearings:**

**New Business:**

\*\*7:30 P.M. Case #2021-025 – *The Daniele Family Companies/Royal Car Wash* (3) – 7376 Oswego Road – Site Plan. Anthony Daniele presented noting Austin Goodwin from Passero Associates also in attendance. Anthony stated his company is seeking site plan approval for the construction of a Royal Car Wash. Currently, Royal has 14 locations in the western portion of NY and this would be a first in the Syracuse area. Russ Mitchell asked Anthony if he has sold his company and Anthony said he has entered into a partnership with Go Car Wash, based out of Denver, CO. Russ asked if the name will change and Anthony said there is no plans at this time to change names, however, it may be possible in the future. Russ questioned how many cars would be coming into the gates and if people are manning these areas or are they credit card machines? Anthony stated his business is basically a “hands off” operation, however, there would be a minimum of 2, maximum of 8 employees on site, seasonally based. He noted as cars enter off the street they end up at one of three pay stations, proceed to a one lane car wash, where the vehicle is mechanically cleaned and dried. No employees would be at the end of the lanes, but there are vacuum machines, which are optional for use. Anthony said the entire process from start to finish is about 2-1/2 – 3-1/2 minutes. Hours of operation vary slightly, with 7:00 a.m. – 10:00 p.m. as the earliest and latest. Right now they are open 8:00 a.m. – 10:00 p.m. Monday – Saturday and 8:00 a.m. – 8:00 p.m. on Sundays. Site lighting turns off ½ hour after closing, leaving some security lighting on the building. Russ asked if they had seen the County’s comments stating they did not like the cones. Anthony said he did and commented the cones are a critical aspect as they need

to get the cars off site. Russ asked about the drying operation and heated pad. Anthony said there are heated concrete pads at the entrance and exit to help prevent ice build-up. Russ mentioned seeing a note of water usage of 12,500 gallons/water daily. Anthony said that is an above average day and the number fluctuates. This number used is for busier daily sites. Sewer is at its highest use during rainstorm events, as car washes, we're using less overall to wash vehicles. There is also an oil/water separator and as the grit/grime comes off the vehicles, it runs into a 2,500 gallon tank which gets cleaned four times/year. Anthony explained that some water recycling occurs and is about 15%. Russ asked if this operation is the same as others and Anthony said, yes. Russ commented on the dumpster and Anthony said the selected hauler would come during off hours of operation. As well, Russ noted the County is not allowing 2 exit lanes as shown on the drawings, this will need to be changed. Anthony said he would remove the striping altogether. Russ indicated needing documents from the County saying they are okay with the ingress/egress. Russ also stated he is concerned about the parking spaces and vehicles backing out. Anthony suggested parallel spaces as an option. Further, Russ asked Anthony to reach out to Mark Territo regarding requirements for the dumpster gate and enclosure. Scott Soyster commented stating he feels diagonal parking spaces might be better. Jim Palumbo spoke about the landscaping stating he likes what is on the drawings. He asked they be sure there is adequate top soil for trees that are shown to be planted in locations of existing site pavement or building removals. Jim questioned the proposed rock mulch and is concerned the site may have a hard look. Anthony showed a picture of what the site would look like stating the rocks are about the size of a baseball. Jim asked they soften the area; Anthony agreed. Hal Henty asked about the 15% recycled water and Anthony said this is a holding tank system similar to what other car washes use. Michelle Borton asked what happens if a customer changes their mind after getting up to the bay. Anthony said they would be forced to go through the gate and guided to the exit lane. Michelle questioned coordination with the County Sewer Department and said he is working with them to meet their requirements. Michelle asked what was needed for Onondaga County DOH approval and Austin said it is for plumbing control. Michelle requested they sort out details with Ron DeTota. Karen Guinup asked if the elevation drawings are the same as the first submission and Anthony said, yes. She noted signage in the packet and stated this is not part of the site plan approval; this needs a separate application. Karen questioned the number of employees and Anthony explained it's weather-based and there is always a Manager on site for any issues and relieve staff as needed. Karen stated she agrees with Russ and parallel parking would be better. She asked how long a cycle is on the vacuums and Anthony said 3-5 minutes, however, it is not truly limited since it is a non-paying convenience. Further, Karen asked if the driveway would be striped between the ingress and egress and Anthony said, yes. She also noted a concern with the turn radius' in the event of a fire emergency and potential for heavy snow loads. Anthony noted he can widen the turn and believes his Engineer has worked out the fire design, however, will make sure on both items. Jim also asked they look at the turning radius for the dumpster area, should demonstrate vehicle tracking for truck. He also noted seeing a light plan but no photometrics. Karen suggested they provide separate photometric sheets; Anthony agreed. Jim asked what color the vacuum canisters will be and Anthony said they are blue; he requested the color be placed on the drawings. Ron DeTota spoke about the sewer and EAF. He would like to see 3 years of water records from comparable sites. Once received, the Town will take the lead role instead of the County, utilizing their guidance. The records will be compared for quantification purposes. Anthony said he will provide the documents.

Russ Mitchell stated this is a public hearing and asked if there were any questions or comments. None expressed.

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A motion was made by Hal Henty seconded by Jim Palumbo to adjourn Case #2021-025 – The Daniele Family Companies/Royal Car Wash – 7376 Oswego Road – Site Plan to January 12, 2022.

**Motion Carried 7-0**

**\*\*7:35 P.M. Case #2021-044 – *Clay Quad West, LLC/Kia Matthews Facility Expansion (3)* – 3885 State Route 31 – Site Plan.**

A motion was made to adjourn Case #2021-044 – Clay Quad West, LLC/Kia Matthews Facility Expansion – 3885 State Route 31 – Site Plan to January 12, 2022.

**Motion Carried 7-0**

**\*\*7:40 P.M. Case #2021-045 – *Clay Quad West, LLC/Kia Matthews (5)* – 3885 State Route 31 – Special Permit Referral. Russ Mitchell noted this Case was not referred to the Planning Board and is withdrawn.**

**\*\*7:45 P.M. Case #2021-049 – *Classy Chassy - 3610 NYS Route 31, (5) Special Permit Referral.* Tim Coyer, Ianuzi and Romans, P.C., presented and distributed a smaller set of drawings to the Board. Tim stated he presented to the Town Board on December 6<sup>th</sup> for special permit approval and the case was referred to this Board. He stated this is an existing building/site on Route 31 & 57, which used to be several restaurants. It is on 1.5 acres with two ingresses and egresses; no new ingresses or egresses are being proposed. The intended use is for a carwash and utilizing the existing ring roads. A new pavement plan and changes to the existing building are proposed and Tim showed a general site plan. He explained a full spec'd site plan with details will be provided during site plan review. The general plan shows the operations, new building, ingress on the west side, and egress with a gate on the east side. Tim said cars would enter, have two lanes for stacking purposes and 22 vacuums on site for use after vehicle washing. Tim noted the parking space requirement should be 8' and he will change accordingly. The stacking on site has the ability for 37 cars and won't go out on the ring road. Tim submitted a letter today with detail sheets from the Engineer showing a breakdown with vehicle sizes (this was asked at the Town Board meeting). Further, the County wanted to see landscaping and Tim provided a general plan to help satisfy but noted this needs additional work. He stated DOT is satisfied with the details which include a 140'x42' building that will host an office, mechanical area, and restrooms. The Town Board commented about water usage and the Engineer will provide the required documents and offsets to get to Ron DeTota. He noted this site has a reclamation system and will get those numbers as well. The owner spoke indicating they have just begun installing water reclamation systems and does not have a full year's worth of stats, however, he can give examples and data up-to-date. He stated the site is conducive for his business as it is in a non-residential area, has the proper entrances and exits, and the square footage is ideal. Russ Mitchell stated they cannot move forward until the Town Board questions have been answered. Michelle Borton asked if they needed variances for the water and sewer capacity and Tim said, no. Karen Guinup asked how many cars can be in the carwash at one time and the owner, Dave Clements spoke stating, three. She also asked about the cycle and payment on the vacuums and Dave said it is unlimited use and set up with a pay station. He noted they continue to look at stacking and typically only see 4-5 cars. Karen requested they look at this at the most intense. She also asked how many employees are on site and Dave said 2-4, never less than 2. Karen stated as she looked at the floor plan, it notes floor mat cleaning. She asked if there is a potential to hold up traffic and delays. Dave said this is part of the vacuum stations and cars are usually in and out. She also asked about the exit**

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only lift gate and Dave said he can remove this. He also noted the Town Board recommends one exit point for less confusion. Dave pointed out they are a small carwash and don't have problems with stacking. Karen noted another potential delay with the customers given a fiber cloth for use after car washing. Russ Mitchell asked why cars would be moving into a third lane for stacking and Dave said there will be an express lane and by having three pay stations it'll still have two gates moving freely. Russ asked if he would be selling anything in the building and Dave said, no. Scott Soyster expressed surprise they would be interested to build so close to the Davidson site and Dave said his carwash is a totally difference concept. Jim Palumbo spoke stating he liked the architecture of the building and asked what the space is going to be used for on the second floor of the elevation. Dave said this is an aesthetic feature housing mainly mechanical. Ron DeTota asked they provide documentation on the existing operations that do and do not have reclamation system for purposes to quantify. Dave said he would provide a 12-month comparison.

Russ Mitchell stated this is a public hearing and asked if there were any questions or comments. None expressed.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn Case #2021-049 – Classy Chassy - 3610 NYS Route 31, Special Permit Referral to January 26, 2022.

### **Motion Carried 7-0**

### **Old Business:**

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 3 previous meetings). Case #2021-033 – ***VP Road Solar, LLC/VerPlank Road Solar North*** (3) – VerPlank Road – Site Plan (Adjourned from 3 previous meetings). Kevin O'Neill, Seaboard Solar, spoke noting he was in the area and wanted to be clear what items remain open. Russ Mitchell stated there are two items in particular. Kevin said he is aware of the decommissioning piece and is providing more evidence to Ron DeTota for his review and acceptability. Two other items he is working on is the permit with the Army Corps of Engineering and the design acceptability with Onondaga County DOT (OCDOT). Ron stated the issue with OCDOT is with the driveway permit and the need for some commitment from them stating they are okay. Ron has spoken with James Fensken, OCDOT, and James mentioned there are items still needing to be ironed out. Ron reiterated the importance of needing some documentation stating you have met all the required obligations. Karen Guinup said submission of an email or letter is fine. Kevin said the concern with OCDOT are discrepancies with SWPP. Ron indicated James (Fensken) is not approving the SWPP at this point, however, as long as they provide approval on the driveway permit portion, the Board can move forward. Russ spoke pointing out revised plans were received very untimely with some receiving yesterday and some this evening. This is unacceptable as he nor the other Board Members have had a chance to review. Drawings/documentation must be turned in on the Wednesday prior to the next meeting (one week ahead). Kevin apologized and stated he will make sure they send any documentation well in advance. Russ asked what was revised on the drawings and Kevin said they've provided a more robust culvert design and 911 addresses.

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A motion was made by Scott Soyster seconded by Michelle Borton to adjourn Case #2021-032 – VP Road Solar, LLC/VerPlank Road Solar South (3) – 4936 VerPlank Road – Site Plan and Case #2021-033 – VP Road Solar, LLC/VerPlank Road Solar North (3) – VerPlank Road – Site Plan to January 12, 2022.

**Motion Carried 7-0**

\*\*Case #2021-034 – **Robert Aluzzo** (3) – 4993 Route 31 – Site Plan (Adjourned from 1 previous meeting). The applicant requested a withdrawal of this Case. Case withdrawn.

\*\*Case #2021-036 – **McKenzie Smith** (3) – 4031 NYS Route 31 – Special Permit (Adjourned from 3 previous meetings). Greg Fishel, Allied Signs, presented noting he is seeking approval for LED gas price signage. This will replace the current copy change type pricing sign for Speedway Signs to Mobil. There are no changes to the size signs currently on site; this is just a replacement.

Russ Mitchell closed Case #2021-036 – McKenzie Smith – 4031 NYS Route 31.

Al McMahon read: In the matter of the Planning Board Case #2021-036 for special permit approval for McKenzie Smith - 4031 NYS Rt. 31, 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 will not have a significant effect on the environment. Seconded by Jim Palumbo.

**Motion Carried 7-0**

Al McMahon read: In the matter of the Planning Board Case #2021-036 for special permit approval for McKenzie Smith - 4031 NYS Rt. 31, I move the adoption of a resolution using standard form #70-Special Permit granted based on a rendering by Total Image Solutions, dated August 23, 2021. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Jim Palumbo.

**Motion Carried 7-0**

\*\*Case #2021-046 – **Todd Fritzen** (3) – 4664 Wetzel Road – Special Permit (Adjourned from 1 previous meeting). The applicant needs to apply for variances.

A motion was made by Scott Soyster seconded by Al McMahon granting approval to adjourn Case #2021-046 – Todd Fritzen – 4664 Wetzel Road – Special Permit to January 12, 2022.

**Motion Carried 7-0**

**Closed Hearings – Board/Applicant Discussions:**

Russ Mitchell approved Case #2021-012 and Case #2021-013 be combined for speaking purposes.

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**\*\*Case #2021-012 – *Crossroads Commons* (3) – 4705, 4709, and 4713 Crossroads Park – Preliminary Plat (Adjourned from 6 previous meetings). Case #2021-013 – *Crossroads Commons* – 4705, 4709, and 4713 Crossroads Park – Final Plat.**

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn Case #2021-012 – Crossroads Commons – 4705, 4709, 4713 Crossroads Park – Preliminary Plat and Case #2021-013 – Crossroads Commons – 4705, 4709, 4713 Crossroads Park – Final Plat to February 23, 2022.

**Motion Carried 7-0**

**New Business:**

**Signs**

**SpeedPro Imaging of CNY– *Gertrude Hawk Chocolates* – 3873 NYS Route 31 - Zoned RC-1, Permit #52,407. The applicant is proposing one internally illuminated wall sign 30 square feet in size when 46 square feet is allowed. This sign will meet the code.**

A motion was made by Scott Soyster seconded by Jim Palumbo granting approval of Sign Permit #52,407 – SpeedPro Imaging of CNY – Gertrude Hawk Chocolates– 3873 NYS Route 31.

**Motion Carried 7-0**

**Serianni Signs – *Larger Than Life Toys Comics Games* – 4100 State Route 31 - Zoned RC-1, Permit #52,427. The applicant is proposing two internally illuminated wall signs 130 square feet in size when 211 square feet per wall is allowed. These signs will meet the code.**

A motion was made by Scott Soyster seconded by Karen Guinup granting approval of Sign Permit #52,427 – Serianni Signs – Larger Than Life Toys Comics Games – 4100 NYS Route 31.

**Motion Carried 7-0**

**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. Russ Mitchell stated Case #2020-31 will not be heard.**

A motion was made by Hal Henty seconded by Scott Soyster granting approval to adjourn Case #2020-031 – Clay Marketplace PDD – northeast corner of NYS Route 31 and Henry Clay Boulevard – Project Plan Referral to January 12, 2022.

**Motion Carried 7-0**

Steve Calocerinos of Calocerinos Engineering, PLLC, spoke on behalf of Sharkey's and provided the Board with copies of a new proposal the owner is considering. Steve also introduced a co-partner, Matt, who will be affiliated with the owner. Steve explained he is currently amending a site plan and the owner is working on address the comments as made. Since then he is looking to provide year-round volleyball and has purchased an enclosure. The enclosure is has a steel structure and polyethylene sides. Steve felt it best to add this now, rather than go back and forth with the Board. Russ asked if there were restrooms and Matt said that is open for discussion. Steve said if there are restrooms, they would be very limited. Karen Guinup asked if the floor is turf and Matt said it is a sport court pieced together. Hal Henty asked if there would be food and Matt said, maybe vending machines. Russ felt it would be conducive to consider having lockers for the players to place their items in and for safety purposes. Hal questioned how many courts and Matt said, the intention is for five. Matt stated the structure is 120'x225'. Hal asked if they would be crossing any property lines and Steve said, yes. Hal noted they would need variances for this and Steve said they will probably combine the properties. Karen asked what the intent is for a parking area and Steve said the owner is seeking to make it affordable and doesn't want to pave everything. Karen pointed out this has been an issue for years and it is time for him to start paving. Russ agreed and noted paving for emergency vehicles is important. Russ also feels paving will need to be done in the back area. Karen agreed with Steve's comment on combining lots; Steve said they would need to address storm water mitigation. Russ asked if there were any thought to move where volleyball is being played now. Steve said the owner wants to leave this area as is. Karen asked the square footage and Steve said 27,000 sq. ft. Al McMahan questioned how this structure would be heated and Matt said they are looking at options; nothing has been decided. Hal asked about the foundation and Steve said it would involve footers. Karen questioned what repair would be like when we have heavy winds, ice, etc. Matt explained the panels are seamed and a contractor would have to put in a full panel piece, however, wind and snow loads are similar to a hockey rink. Karen asked how old the structure is and Matt said the metal pieces are a few years old and would need to be looked at by an engineer, however, the sides would be new. Hal asked about seating and if there would be stands/galleries and Matt said, no. There would be a bench but the tournaments are participant-based with limited spectators. Michelle Borton feels the concept could work but the paving needs addressing. Russ provided a letter from the Planning Board as prepared by the Attorney stating their concerns and actions to be taken. The site must be brought up to the requirements. A copy of this letter has been provided to the Town Board.

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

A motion was made by Michelle Borton seconded by Karen Guinup granting approval to adjourn the meeting at 9:35 p.m.

**Motion Carried 7-0**

The next meeting is slated for January 12, 2022.

Respectfully Submitted,



Judy Rios  
Planning Board Secretary