

Regular Meeting
Planning Board
December 9, 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 9th day of December 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 (VIA WEBEX)
	James Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney (VIA WEBEX)
	Ron DeTota	C&S Engineers (VIA WEBEX)
ABSENT:	Allen Kovac	Member

Russ Mitchell opened the meeting by leading the Pledge of Allegiance. A motion was made by Michelle Borton seconded by Jim Palumbo granting approval of the minutes from the November 18, 2020 meeting.

Motion Carried 5-1

Public Hearings:

New Hearings:

****7:30 p.m. Case #2020-034 – *Terry King/King Subdivision* (3) – 9217 Caughdenoy Road – Preliminary Plat. Terry King presented noting he is seeking subdivision approval of his property, which borders Oak Orchard. His plan is to provide a 3-acre lot to his son who is intending to build a home on the property. Terry is in conversation with Onondaga County regarding the septic/sewer system and plans are to begin constructing late spring 2021. Russ Mitchell asked about the horse fence and Terry said he does have three (3) horses on the property. The intent is to move the fence and horses to the other side of the property line if the subdivision receives approval. Russ explained no approval would be granted until the County approves the site distance requirement per the County notes. Jim Palumbo asked about the shape of the line, noting it as a dog-leg property line. Terry stated Ianuzi & Romans, Land Surveying PC has designed the area based on what he was asking. Lastly, Terry noted he has filled out the driveway permit online.**

Russ Mitchell asked if there were any comments or questions, hearing none he adjourned Case #2020-034.

A motion was made by Scott Soyster seconded by Michelle Borton granting approval to adjourn Case #2020-034 to January 13, 2021.

Motion Carried 6-0

Open/Adjourned Hearings:

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Karen Guinup suggested adding Case #2020-030 – Inverness Gardens Commercial Phase II/Woodside Commercial, LLC - final plat to the agenda, which is normally under other new business. All agreed to add it to the agenda to move forward with the site plan.

A motion was made by Scott Soyster seconded by Michelle Borton granting approval to add Case #2020-030 - final plat to the agenda.

Motion Carried 6-0

****Case #2020-030 – *Inverness Gardens Commercial Phase II/Woodside Commercial, LLC.***

Tim Coyer, Ianuzi & Romans presented on behalf of the applicant indicating he has completed final plat. Russ Mitchell asked if there was anything to add and Tim said, no. Michelle Borton questioned the word “preliminary” on the drawings and Tim said he’s changed all to read “final plat” and re-dated.

Michelle Borton read: In the matter of the application of Planning Board Case #2020-030, I move the adoption of a resolution using standard form #40-final plat be granted based on a map by Ianuzi & Romans, Land Surveying, PC dated 9/21/2020 and numbered 1431.023. 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 granting approval of final plat for Case #2020-030.

Motion Carried 6-0

****Case #2020-022 – *Resubdivision of Lot No. 2 Syracuse Sand and Gravel, LLC/Steven J. Mollica, II (3) – 10151 Caughdenoy Road – Preliminary Plat (Adjourned from 3 previous meetings).*** Tim Coyer, Ianuzi & Romans presented on behalf of the applicant stating nothing has changed on the drawings. Russ Mitchell asked if he had received Onondaga County’s comments on site distancing and Tim said he has and the D.O.T. is good with all. He has forwarded an approval email to Mark Territo and Ron DeTota.

Russ Mitchell closed Case #2020-022.

Michelle Borton read: In the matter of the application of the Planning Board Case #2020-022, Resubidivison of Lot No.2, Syracuse Sand and Gravel, LLC/Steven J. Mollica, II, 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 existing community character, and will not significantly impact traffic flow or environmental resources.

A motion was made by Michelle Borton seconded by Jim Palumbo granting SEQR approval.

Motion Carried 6-0

Michelle Borton read: In the matter of application of Planning Board Case #2020-022, Resubdivision of Lot No. 2, Syracuse Sand and Gravel, LLC/Steven J. Mollica, II, I move the adoption of a resolution using standard form #30 – preliminary plat granted based on a map by Ianuzi & Romans, Land Surveying PC dated 2/25/2020 revised 3/11/2020 and numbered 12991.001. Conditioned upon approval of all legal and engineering requirements of the Town of Clay.

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A motion was made by Michelle Borton seconded by Scott Soyster granting preliminary plat approval.

Motion Carried 6-0

****Case #2020-025 – *WellNOW Urgent Care/Rocklyn Commercial, LLC* (3) – SW corner West Taft Road @ Wintersweet Drive – Site Plan (Adjourned from 2 previous meetings). Steve Calocerinos, Calocerinos Engineering, presented on behalf of the applicant. Steve distributed drawings and provided five (5) sets of plans noting two (2) minor changes. Drainage issues have been worked out and an approval letter from the D.O.T. is enclosed. Photographs of site lighting are also enclosed. Steve noted the on-site, Simons Agency having square light heads, all LED's, which will match. Karen Guinup asked if the pole height is the same and Steve said it appears the same and all will be consistent. Specifications and graphics of the fence and gate enclosure are enclosed. The gate is now steel with 100% screening. The split-faced block will be painted or pigmented making this an appealing feature. Both changes are on the plans and the property line label changed on one sheet as been incorporated. Steve noted all other drawings are the same. Russ Mitchell thanked Steve for the clarification mentioning the shielding on both sides of the gate a good idea and the split faced block aesthetically pleasing.**

Russ Mitchell closed Case #2020-025.

Scott Soyster read: In the matter of the application of the Planning Board Case #2020-025, 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 pm the environment and the resolution shall constitute a negative declaration for the following reasons: Improves the development along the Taft Road corridor with no adverse environmental impacts.

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

Motion Carried 6-0

Scott Soyster read: In the matter of Planning Board Case #2020-025, I move the adoption of a resolution using standard form #20 – site plan granted based on a map by Calocerinos Engineering, PLLC dated 9/20/20 revised 11/30/2020 and numbered G-001, C-100, C-101, C-102, C-103, C-104, C-105, C-501, C-502, C-503; elevation drawings C0.1, A-22; survey drawing #1431.023 dated 8/2/07, revised 10/13/20.

A motion was made by Scott Soyster seconded by Jim Palumbo granting site plan approval.

Motion Carried 6-0

*Karen Guinup noted tonight's approval for Case #2020-025 does not include signage. Any signage will need a separate application.

***Case #2020-029 – *Fortino Electric/Robert & Toni Fortino for CNY Property Holdings, LLC* (5) – 9017 Mud Mill Road – Zone Change Referral (TB Case #1156) (Adjourned from 1 previous meeting). Robert Fortino presented seeking approval for a zone change from RA-100 to I-1 of approximately 8 acres of owned-land. He's hopeful to build a 5,000 sq. ft. storage building with plans to expand over the next few years. Russ Mitchell asked if he had looked at other land already zoned industrial for this project and Bob said he has not as he's owned this land for 14 years. Hal Henty asked regarding traffic and Bob stated he**

does not expect a lot of traffic as this would mainly be storage. Hal also asked about shipping from the site and Bob indicated no shipping would occur. Hal questioned the same as Russ, about seeking other areas already industrially owned, and Bob explained he has a good amount of money tied up in the land and has owned the property since 2005/2006. Russ had a copy of the Town of Clay Land Use Study dated 2010 and read two (2) sections: Prime Recommendation and Clay Industrial Park. Russ added the following items as concerns:

- Active farms in the area
- Town of Clay keeping land to the north as rural
- Zoning this parcel may open land to others seeking industrial zoning
- If the applicant were to move, it opens all other uses for I-1 which may not be compatible
- The need to save as much land as agricultural
- With industrial to the south of this parcel (on the north side), it is not a good transitional development

Lastly, Russ stated he did not feel the zone change is appropriate.

Michelle Borton spoke indicating concern of intent uses for I-1 zone for a rural setting.

Jim Palumbo aligns with Russ' comments and agrees the proposed zone change is not conducive of the rural character of the surrounding northern area of the Town, as described in the 2010 Northern Land Use Study. The subject property would be better suited for a lesser more transitional zoning.

Scott Soyster concurs with the Board comments.

Karen Guinup concurs with the Board comments and is hesitant to add anymore industrial to this area. She asked Mark about needing a special permit and Mark said, yes.

Hal Henty agrees with the Board noting this is not a good change to make.

Russ asked for comments and questions from the public.

Residents David and Renee Sadowski commented the following: "I agree that we should preserve agricultural land in the Town of Clay. How it was decided to pack all the agricultural lands on Ver Plank Rd. with a solar substation without concerns for the residents or community? Solar substations are not agriculture. Many more are proposed for all over Clay agricultural land."

A motion was made by Jim Palumbo seconded by Michelle Borton granting approval that the individual Planning Board Member comments be submitted to the Town Board for their consideration.

Motion Carried 6-0

****Case #2020-032 – *Byrne Dairy Morgan Road/Sonbyrne Sales, Inc.* (3) – 7426, 7434, 7440 Morgan Road – Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.**

A motion was made by Hal Henty seconded by Michelle Borton granting approval to adjourn Case #2020-032 to January 13, 2021.

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Motion Carried 6-0

Closed Hearings – Board/Applicant Discussions:

Other New Business:

Signs:

Russ Mitchell noted two (2) signs needing approval.

Atlantic Signs – *The UPS Store*– 8430 Oswego Road, zoned HC-1, Permit #51,506

1 – Wall sign - The applicant is proposing one, internal LED illuminated wall sign 22.5 square feet when 37.4 square feet is allowed. The sign will meet code.

A motion was made by Hal Henty seconded by Scott Soyster granting approval to Atlantic Signs for (1) wall sign, per permit #51,506.

Motion Carried 6-0

Signarama – *United Healthcare*– 7608 Oswego Road, zoned RC-1, Permit #51,507

1 – Wall sign - The applicant is proposing one, internal LED illuminated wall sign 30 square feet when 32 square feet is allowed. The sign will meet code.

A motion was made by Jim Palumbo seconded by Hal Henty granting approval to Signarama for (1) wall sign, per permit #51,507.

Motion Carried 6-0

Work Session

None.

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

A motion was made by Michelle Borton seconded by Scott Soyster granting approval to adjourn the meeting at 8:26 p.m.

The next meeting is slated for January 13, 2021.

Motion Carried 6-0

Respectfully Submitted,


Judy Rios
Planning Board Secretary