

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 24th day of February 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:

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 (VIA WEBEX)
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney (VIA WEBEX)
	Ron DeTota	C&S Engineers (VIA WEBEX)

ABSENT: None

A motion was made by Michelle Borton seconded by Jim Palumbo granting approval of the minutes from the January 27, 2021 meeting.

Motion Carried 6-0

A motion was made Jim Palumbo seconded by Scott Soyster granting approval of the minutes from the February 10, 2021 meeting.

Motion Carried 6-0

Public Hearings:

New Business:

**7:30 P.M. Case #2021-007 – *T.C. Syracuse Development Associates, LLC* (Additional trailer parking at distribution facility) (3) – 7211 & 7219 Morgan Road – Amended Site Plan. Frank Pavia, Harris Beach, PLLC, presented on behalf of the applicant. Frank noted George Laigaie, Trista Kuna, and Amy Dake all present as well, via WEBEX. He stated the applicant is seeking an amended site plan approval for purposes of installing 175 additional tractor trailer parking spaces, 10 electric vehicle (EV) charging stations, additional site signage, a proposed bio-retention basin, dark-sky lighting, and landscaping/berms along the northwest boundary – 15 acres of land. Frank supplied an Indiana Bat Survey stating there is no threat or endangerment to the species, as well as a traffic study noting no adverse impact. Ron DeTota is working with Amy for Engineering purposes. Overall, this amended plan is to better accommodate tractor trailer flow especially during short seasonal peak time frames. Russ thanked Frank indicating the changes made were easily identifiable on the drawings. He asked about the location of the 10 EV stations and if they are in the vicinity of the guard shack and Frank said, yes. Russ stated he would need all drawings once revised.

Further, Russ asked about the bridge (after the guard shack) noting it appears larger than originally proposed, and the walls on the bridge looking different. Lastly, Russ asked what the plans are for snow removal and where it will be placed noting it cannot go into the bio-retention. Trista spoke and shared a PowerPoint of the amended site plan pointing out the location of the EV stations, a utility plan showing the transformer, switchboard location indicating the first 10 spaces are near the walkway of the site. She noted crossings were implemented, but not changed. The bridge is the same as approved in May and no changes have been made. Further, Trista pointed out where snow storage will be placed. Michelle Borton asked the applicant to explain how the additional tractor trailers won't increase traffic, as stated on the impact survey. Amy spoke indicating the object is to increase parking spaces (not vehicles) for better maneuverability of tractor trailers pointing out this is for trailer parking only. Frank commented saying this is designed to improve on-site storage. Jim Palumbo asked about the two dry retention basins serving as snow removal since there is a fence around them. Also, the drawings note an 8' chain link fence, when only 7' is allowed, a variance may be needed. Mark Territo replied stating industrial zones are not limited to the 7' regulation. Frank stated the snow will be stored accordingly and the fence is for safety purposes, however, gates will be installed for access to the basin. Scott Soyster asked why they did not propose these additional spaces originally? Frank mentioned the tenant always has a need for off-site storage, especially during seasonal peaks, however, they did find there is adequate room on-site, avoiding the storage issue/extra cost. As well, the tenant seeks to logistic improvements. There will be a time when there are two different types of vehicles stored, EV and non-EV, as they make that future switch. George Laigaie stated this amendment will assist in making the facility better, matching up with work hours earned through peak seasons and preparation for that next season. Karen Guinup asked if the Town of Salina should be notified this is taking place? Mark replied indicating courtesy notices were sent. Karen concurs with Scott's earlier question also asking about internal signage at exits from the facility and the need to have arrow placement for all trucks going from the bypass toward west, and arrow placement off Morgan Rd. to the south. The appearance of more truck traffic is a concern. Karen reminded they must be sure no other truck traffic occurs and asked as a courtesy they check the original site plan. Frank agreed noting the amendment does not change the ingress/egress. Ron said he continues working with the Amy and anticipates wrapping up the Engineering portion fairly quickly.

Russ Mitchell asked if there were any more comments or questions, hearing none he asked for a motion.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn this case to the March 10, 2021 meeting.

Motion Carried 6-0

Old Business:

Closed Hearings – Board/Applicant Discussions:

New Business:

Signs. Russ Mitchell noted the following sign(s) needing approval:

Action Sign Corp – *Matthews Auto (Nissan)* – 3893 NYS Route 31

Zoned RC-1, Permit #51,588

The applicant is proposing two internal illuminated wall signs (face changes for new name) 41.8 &.3 square feet, these signs will meet code. The proposed location also received area variances when the original Fuccillo signs were approved.

A motion made by Scott Soyster seconded by Michelle Borton granting approval of Sign Permit #51,588.

Motion Carried 6-0

Sign & Lighting Services – *Dick's Sporting Goods (Wegmans Plaza)* – 3965 NYS Route 31

Zoned RC-1, Permit #51,589

The applicant is proposing one, internal illuminated wall sign 350.28 square feet. The proposed sign will meet code as a variance was granted, Case # 1816, on January 8, 2021 to increase the allowable height of the building from 35' to 45' to accommodate this wall sign. Russ Mitchell noted not approving of the 10' height increase at the time, however, ZBA approval was provided. Approval was for visibility purposes off Route 31.

A motion was made by Hal Henty seconded by Michelle Borton granting approval of Sign Permit #51,589.

Motion Carried 6-0

Work Session

*Case #2020-031 – *Clay Marketplace PDD* – Concept Plan referral – northeast corner of NYS Route 31 and Henry Clay Boulevard. Alex Wisnewski presented on behalf of the applicant noting he appeared in January and is seeking for referral back to the Town Board for their concept plan. Russ Mitchell asked if Alex had the architectural and phasing plan and Alex said, yes. He distributed a copy to all Board Members. Alex reiterated the Town Board's stipulation of 50% commercial constructed before apartment buildings built. The applicants have refigured the second commercial building to be part of Phase II. Alex is coordinating with the State D.O.T. and Onondaga County D.O.T. to focus on the Intersection of Route 31. Gordon Stansbury, GTS Consulting, spoke noting he has collected updated traffic counts and revised historical counts, due to COVID, an increase of 10% has been added to the numbers. The main complaint heard is operational issues on the north and south of Route 31. The northbound on Henry Clay Blvd. is between a D & E (grading similar to schools grades). Which is lower than expected. The study notes a mix of residential and commercial vehicles during peak hours. Gordon recommends adding a northbound and southbound turning lane on Henry Clay. This will increase the capacity but be much better than it currently is today. He has submitted information to the State but no comments have yet been received. Plans do not involve changing the signal operation. Russ Mitchell asked if Gordon had discussion with the County or State about the turning lanes and he said it is the jurisdiction of the State with some coordination needed from the County, however, as mentioned no comments have yet been received. Russ reminded once they have that in

writing, the Board will need a copy. Hal Henty commented noting the east and west seem a problem. The fall/summer gets very congested due to the new sports project. Gordon said he understands the delays eastbound, but are not as bad as northbound. The additional turn lanes on Henry Clay would be beneficial as there is a lot of green time waste. Alex presented the architectural drawing, noting peaked roofs and other elements to the entryway as requested. As well, he provided a material sample board for visible appearance. Russ asked where the brick accent will be on the building and Alex said on the entryways and main body of the building. There is also a darker green accent. The vertical siding is a new feature and will be featured on the bottom line of the first floor, then horizontal above the second floor and upward. Russ stated no referral will yet be made to the Town Board. He asked why the apartments and commercial in Phase II are not encompassed. Alex stated as part of Phase I, he wanted to build a secondary access to Henry Clay and it is split because of that. Russ said he does not want to see a PDD with residential when it's supposed to have commercial up front. This is a Town Board request as well. The biggest concern is the commercial will be built before the residential. Hal commented agreeing with Russ. Further, Russ asked what types of shops they envision going into the commercial businesses and have they spoken to anyone. The applicant mentioned, from the last meeting, smaller local type companies that feed off 1-3 miles, such as a pizza place, Chinese take-out, liquor store, insurance company, nail salon, etc. Russ asked if a bank is envisioned and Ozzie Crisalli said bank branches are typically more attracted to big box, however, has heard they are expanding. Further, Ozzie said he has spoken to several interested lessees, but is in an unchartered area where he cannot pre-lease without some type of delivery date. He noted he had redeveloped the Village of North Syracuse. Jim Palumbo thanked the applicant for bringing in a material board, stating the materials to be used and roof line all appear good. The Board is looking who would go into the commercial portion. Michelle Borton noted agreeing with Russ and Hal. Russ reminded the applicant that the Town has been caught up in promises of PDD's which never happened. He is looking out for the Town to be sure this does not occur. Karen Guinup asked if the architecture will look the same for the commercial portion? Alex said they will do raised peaks, architecturally matching, but not vinyl siding. Plans are to have a similar product and color. The roof line will be changed to match all. Karen asked Alex to provide the Board with drawings of the new look of the commercial buildings, which must be part of the narrative. She also asked if they had reached out to the Fire Department to discuss the road around the back of the building. Alex said they have not yet, but have looked at the building code. As the building will be sprinkled they do not need access all the way around; he is in conversation with Ron DeTota. Karen stated what was done at the Senior Apartments on Morgan Road may not work for this project. Lastly, Karen stated Mike Redhead, Chief of the Fire Department had reached out regarding the structure(s) and Mark Territo forwarded what he had on file. She recommended Alex contact Mike at mredhead@clayfire.com for his input. Michelle asked for the sign off list on SHPO and Alex stated this is not yet Done, although there was an area of archeology activity, on the outer limits only. He plans to send in a request regarding endangered species, but believes there is no species. Further, Michelle asked about the overlay districts and Alex stated they do meet highway overlay setbacks. She asked Alex show this on the drawings. Jim noted concern about the cemetery and impact re: SHPO. Alex indicated he would reach out to SHPO this week. As well, will complete other items mentioned: phasing, commercial architecture, State D.O.T., and fire department discussion.

Russ Mitchell asked if there were any more comments or questions, hearing none he asked for a motion.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn this case to the March 10, 2021 meeting.

Motion Carried 6-0

Regular Meeting
Planning Board
February 24, 2021

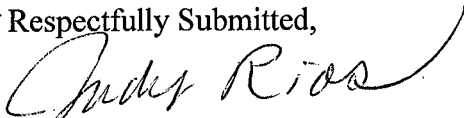
Russ Mitchell asked if there were any more comments or questions, hearing none he adjourned the meeting.

A motion made by Scott Soyster seconded by Michelle Borton granting approval to adjourn the meeting at 8:53 p.m.

The next meeting is slated for March 10, 2021.

Motion Carried 6-0

Respectfully Submitted,



Judy Rios
Planning Board Secretary