

Regular Meeting
Planning Board
July 8, 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 8th day of July 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
	Ron DeTota	C&S Engineers
	Kathleen Bennett	Planning Board Attorney
	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 Scott Soyster to approve the minutes from the June 10, 2020 meeting.

Motion Carried 6-0

Public Hearings:

New Business:

****Case #2020-015 – *Grassland Equipment* (3), 4536 Morgan Place – Amended Site Plan**
Chris Pogge of Grassland Equipment presented. He mentioned, due to a fire that occurred on Mother's Day (this year), the need to relocate to this location and make alterations to the existing building. He noted needing overhead door access to one wall and a ground access ramp. Since they are a commercial turf/mowing/irrigation business, these items are essential. Chris is also seeking an amendment to install an outside wash pad area for cleaning of equipment. He stated the equipment will be a closed-loop water system that captures debris placing it into a separate holding tank. The water is pumped back into the building where it is purified and able to be reused. Russ Mitchell noted a concern with the pad and washing station as it needs to be placed on a site plan that shows the building. He also asked any lighting on the overhead door should be added and details as to where the wash station will be placed. Russ asked how often the water system needed to be emptied and Chris stated it refreshes through the system, however, annually the sludge tank would be removed and cleaned by an oil tank company. Russ requested a site plan sheet and to place the landscape on it that is already there, parking, walkways and lights on the building. On this same sheet, place a square that talks about the parking spaces and how many for the size of the building. Ron DeTota suggested Chris look at the Town Code for items to incorporate on the site plan. Hal Henty asked if there would be any retail and Chris said not a lot. There is a front counter for those needing to drop pieces of equipment off. Karen Guinip asked how long they

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would be storing equipment and what type of equipment is it being stored. Chris stated they may need flexible storage from time-to-time, but intend to have all the equipment in the building. The equipment consists of large mowers and other large farm equipment that may need to be secured.

Russ Mitchell closed the hearing.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn this case to July 22, 2020.

Motion Carried 6-0

****Case #2020-016 – *Praxair, Inc./Praxair Site Improvements* (3), 4580 Morgan Place – Amended Site Plan**

The applicant presented noting the need to expand the parking lot area to allow more room for deliveries and create a drainage system. Nathan LaPierre of Keplinger Freeman Associates spoke mentioning the need for expansion of the parking area and storage at this site. The current on-site parking area is chaotic and 15-20 spaces are being added. Plans also include fencing the entire property and tying into the existing. A mechanical gate will be operable to keep equipment safe when not working. The office area is 950 sq. ft. and a total of 42 parking spaces are in the new plan. Russ Mitchell mentioned visiting the site and noting a vast improvement. He asked what the two concrete pads are for that appear on the plan in two areas. Nate said they are for storage. Russ asked about exterior lighting and Nate mentioned there is very little with only flood lights on the property-side of the building. Russ questioned the area on the plan labeled #14 and Nate explained it is the existing parking lot that overlaps on the neighbor's property. Michelle Borton asked the height of the fence and Nate said 6'. Michelle also asked if there are any wetlands on the site and if any impacts? Nate said there is nothing on site. Michelle requested the applicant show the existing utilities. Nate agreed. Jim noted the survey did not show acreage and asked about the actual acreage of the site and Nate said 2.495 acres. Jim commented that disturbance is when you interrupt subgrade and asked Nate to double check the disturbance area and increase flow capacities as it could be a drastic impact. Ron DeTota agreed with Jim stating not less than 1/3 of overflow can be done on site. NYS DEC states this is a disturbance. Also, make sure of the awareness of Onondaga Lake, as it will have height phosphorus requirements. Nate noted needing to coordinate with Ron for details. Hal Henty asked if they'd be taking down the light pole and Nate said no. Karen Guinup asked about the dumpster enclosure stating they are in an industrial zone. The site plan does not show the dumpster, however, is required to be enclosed and match the building with metal-type gates. Russ commented saying there should be an enclosure of some kind, with doors, but perhaps no metal gates due to isolation. Jim asked how many dumpsters are on site and Nate said two. Jim agrees with Russ. Michelle stated she would like to see something stable that won't fall apart. Nate said they can take care of it. Ron agreed some sort of screen adding to the aesthetics of the dumpster area is recommended as we have previously done in industrial zones. Discussion surrounded the neighbor's property as listed on the site plan and all agreed it should be taken off. Nate said they would remove it from the plan. Ron suggested with the new pavement slope to the building the higher elevation to sidewalk shows a french drain system. With both traveling the same way, recess it in or put in extensions to have it flow horizontal. The need for a storm water analysis with value of the disturbed area was expressed.

Russ Mitchell closed Case #2020-016.

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A motion was made by Michelle Borton seconded by Scott Soyster to adjourn this case to July 22, 2020

Motion Carried 6-0

Old Business:

****Case #2020-012 – *Barrett Paving Materials, Inc.* (3) – 4530 Wetzel Road – Recycling/Recovery – Site Plan (Adjourned from 1 previous meeting)**

Peter Loyola presented on behalf of the applicant noting they have received letters for lead agency and now have jurisdiction. Planning Board can now act as lead agency. Peter mentioned nothing new has been added and he is seeking site plan approval this evening. If approval is provided, he will submit revised drawings to Ron DeTota.

Russ Mitchell closed the hearing.

Jim Palumbo read: In the matter of Case #2020-012, Barrett Paving Materials, Inc. for the Wetzel Road Recycling/Recovery Site Plan, I move the adoption of a resolution that upon review of the information recorded on the EAF, and materials submitted for site plan review, and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Town of Clay Planning Board, as Lead Agency, that the project will result in no significant adverse impacts to the environment, and, therefore an environment impact statement need not be prepared, and a negative declaration is issued accordingly.

A motion was made by Jim Palumbo for type 1 action seconded by Michelle Borton.

Motion Carried 6-0

Jim Palumbo read: In the matter of the application of the Planning Board Case #2020-012, I move the adoption of a resolution using standard form #20-Site Plan, granted based on a map by CLA Site dated May 8, 2020 and numbered CLA-1 through CLA-10 and Figures 1 and 2 dated May 22, 2020.

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

Motion Carried 6-0

Closed Hearings – Board/Applicant Discussions: None.

New Business:

Signs:

The applicant for Vinyasa Salon & Spa presented requesting approval for (2) wall signs, with the two being individual signs stacked on top of the other. One to read Vinyasa the second to read Salon & Spa. Signs will be cohesive with the neighboring tenants. Karen Guinup noted the sign memo mentioned wall signs only. However, the sign permit is for 2 wall signs and 1 face change panel on the freestanding sign.

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So, the motion should be approval for 2 wall signs as well as a freestanding panel change that should not be an issue as the permit is correct.

A motion was made by Jim Palumbo seconded by Scott Soyster to approve (2) wall and a freestanding face change, per permit #51,011.

Motion Carried 6-0

Russ Mitchell asked for a motion for approval of permit #54,017 Whoosah Smoke Shop Sign; all documents meet the required parameters.

A motion was made by Hal Henty seconded by Scot Soyster for sign approval of Permit #54,017.

Motion Carried 6-0

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

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn the meeting at 8:25 p.m.

The next meeting is slated for July 22, 2020.

Motion Carried 6-0

Respectfully Submitted,



Judy Rios
Planning Board Secretary