

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 June 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
	Al McMahon	Member
	James 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 Karen Guinup granting approval of the minutes from the May 26, 2021 meeting.

Motion Carried 5-2 (abstain)

Public Hearings

New Business:

****Case #2021-019 – *Wegmans Food Markets Great Northern* (3), 3955 NYS Route 31, Amended Site Plan.** Kim Goergen, Project Manager from Wegmans Markets presented on behalf of the applicant noting the following changes. She noted with the new Dick’s Sporting Goods Store moving next door they’ve requested four (4) curbside pick-up parking spaces and two (2) expectant mother parking spaces. As well, Wegmans seeks to move its bottle return system outside to alleviate congestion in the front entrance/exit area. The system will be placed outside under the west canopy enclosed with a steel frame and ¼” glass; bollards will be placed to protect the glassed area. Shopping carts currently stored on the west side will be relocated to two (2) new cart corrals being placed on the northwest corner (by the storage shed). Plans are to restripe the front area and change the grocery pick-up spaces to drive-thru lanes and add corresponding signage. Since these parking spaces will be utilized, employees will be asked to park in the rear parking lot and Wegmans seeks to install a new stairwell for employees to enter the back of the store. Light poles are already in place and plans are to replace the lamps with LED. Kim spoke with Ron DeTota about signage and Wegmans is willing to install flex post-mounted signs instead of using sandwich signs. Russ Mitchell mentioned the internal movement and signs at the northerly entrance would need to be placed accordingly to push the traffic through. Kim said they have added a right arrow to the plan. Russ asked if all the sandwich signs would be replaced with flex signage and Kim said yes, but not in the islands. Russ noted stability and height concerns and Kim said the details are for 7’ mounted A-frame sign. Further, Russ pointed out that the Board needs the plan details for the new bottle return area. Kim apologized and said she thought this would be more toward the building permit stage and will gather the information. Kim asked if the architectural

plans were received and Michelle Borton said, yes, however they could use more detail added. Al McMahon noted the sandwich sign at the southern section turn (first island) and the slight drop in elevation. As the season's change the visibility does get skewed making the sign more of a blockage; this should be looked into. Jim Palumbo spoke noting he is fine with regular post signs rather than the flex signs in the islands, however, agrees with Al about the importance of visibility. He requested details on the glass enclosure asking if it is tinted or clear glass. Kim said it is clear glass. Jim indicated he prefers tinted glass and is against any signage being placed on the glass. Kim said it is not their intent to add any signs. Russ requested detail be added on the drawing to read "no signs to be placed on the glass." Karen Guinup asked about the employee parking in the rear of the store and if it is being utilized. Kim said it is striped but not currently being used. She also explained existing light poles are on site and Wegmans will be adding new fixtures. Jim asked where accessible parking would be for employees and Kim said in the front of the store. Hal Henty mentioned a concern with the accessibility parking as it may affect shoppers and employees. He also questioned if there should be designated spaces in the back. Jim said the new code looks at proportion per program package, not just cumulative and Hal's point could be a concern. Russ asked if a ramp could be installed. Mark Territo suggested they account for both (employees and customers) and add a few more handicap spots in the front, if needed. All agreed. Lastly, Ron noted for awareness purposes a potential concern for drivers with reflection coming off the glass during certain times of the day. Russ requested all drawings be submitted prior to the next meeting.

Russ Mitchell closed Case #2021-019.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2021-019 to July 14, 2021.

Motion Carried 7-0

Old Business:

****Case #2019-029 – Nick Avicolti/Avicolti's (3) – 7839 Oswego Road – Amended Site Plan (Adjourned from 6 previous meetings).** Tim Coyer, Ianuzi and Romans Land Surveying, P.C., presented on behalf of the applicant providing smaller scaled drawings to the Board Members indicating he had taken the porous pavement detail off. Drawings as resubmitted include widening the entrance, addition of the parking table, the right in/right out signage, a permission letter from National Grid to remove pavement, adjustment of the water tables under porous pavement and as mentioned, taking off the porous pavement information and adding a note to read "by Delta Engineers." Karen Guinup asked if the lots have been combined? Tim said they started the consolidation process today with the Assessor. Karen said she prefers individual lots be combined. Tim explained this is an existing parcel and prior to the older site plan two of the four lots have been combined. Today a house and restaurant sit on the one parcel, if for some reason things fall through, the owners can still sell the parcels individually with another applicant. Karen asked if he were requesting the Board to approve the site plan even though the ingress/egress is not yet combined and Tim said, yes. He stated he could not pull a building permit without consolidation. Mark Territo stated a building permit is needed but if anything changes with parking, it would not be needed. Hal Henty recommended lots be combined for commitment purposes. Tim reiterated the consolidation was started today with the County by the Town's Assessor. Hal asked for clarity on the drawings regarding hours of use and Tim pointed out the existing and projected hours for the Restaurant. Michelle Borton asked about the brick color and Tony Paone spoke noting the color scheme will be brown to match the Restaurant. Michelle asked about the proposed lighting and Tim stated it is on sheet 2 along with the photo metrics. Jim asked for detail on the

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porous pavement and Tim supplied him with a copy of said details as designed by the Engineer. Jim said this helped as it shows the pipe, which is not on the plan. Further, Jim asked if the same owner owned all three (3) parcels and Tim said, yes. Jim stated he agrees with Karen and has concern if this is conditionally approved without the lots combined the owner could sell the parcels at any time. Tony Paone spoke citing he has been involved with this project and the owner for many years and there is no intent to sell any parcels. Jim reiterated that there should only be one parcel on the site plan. Russ said his biggest concern is that the lots are not yet combined and noted no approval would occur until all is complete. Tim commented and is willing (and actually started) the lot combination, however, doesn't recall this being a concern brought up by the Board. Russ stated it was and Karen confirmed by reading past minutes acknowledging the lot combination request. Tony asked if there is any condition the Board could use as he will need to put off contractors and combining the parcels could take a longer time than anticipated further delaying the project. Russ stated this is a requirement for all and asked Kathy Bennett about any condition. She stated they could place a condition of not signing the site plan until all is consolidated. Hal stated the parcels must be under one name, if not, that is an even longer process. The Board agreed to convene a special meeting if the lot consolidation is completed prior to the next Board Meeting of July 14, 2021.

Russ Mitchell closed Case #2019-029.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2019-029 to July 14, 2021 or sooner if the three (3) parcels are combined prior to this date.

Motion Carried 7-0

**Case #2020-016 – *Praxair* (3), 4580 Morgan Place, Amended Site Plan (Adjourned from 6 previous meetings). The applicant requested an adjournment.

A motion was made by Al McMahon seconded by Scott Soyster to adjourn Case #2021-029 to July 14, 2021.

Motion Carried 7-0

**Case #2021-011 - *Sharkey's Beach Volleyball and Restaurant* (3) – 7420 Oswego Road – Amended Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Al McMahon seconded by Jim Palumbo to adjourn Case #2021-011 to July 14, 2021.

Motion Carried 7-0

**Case #2021-015 – *Rocklyn Plaza* (3) – 3881 Route 31 – Amended Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Al McMahon seconded by Jim Palumbo to adjourn Case #2021-015 to July 14, 2021.

Motion Carried 7-0

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Closed Hearings – Board/Applicant discussions:

New Business

**Case #2021-012 – *Crossroads Commons* (3) – 4705, 4709, & 4713 Crossroads Park – Preliminary Plat (Adjourned from 2 previous meetings). The applicant requested an adjournment.

A motion was made by Al McMahon seconded by Scott Soyster to adjourn Case #2021-012 to July 14, 2021.

Motion Carried 7-0

Case #2021-013 – *Crossroads Commons* – (5) – 4705, 4709, & 4713 Crossroads Park – Final Plat. The applicant requested an adjournment.

A motion was made by Al McMahon seconded by Scott Soyster to adjourn Case #2021-012 to July 14, 2021.

Motion Carried 7-0

Signs: None

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 Al McMahon seconded by Scott Soyster granting approval to adjourn the meeting at 8:29 p.m.

The next meeting is slated for July 14, 2021.

Motion Carried 7-0

Respectfully Submitted,



Judy Rios
Planning Board Secretary