

**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 26<sup>th</sup> day of May 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
	James Palumbo	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers

**ABSENT:** Scott Soyster Member

A motion was made by Michelle Borton seconded by Jim Palumbo granting approval of the minutes from the May 12, 2021 meeting.

**Motion Carried 5-0**

**Public Hearings**

**New Business**

**Old Business:**

**\*\*Case #2020-016 – *Praxair* (3), 4580 Morgan Place, Amended Site Plan (Adjourned from 5 previous meetings). Nathan LaPierre, Keplinger Freeman Associates, presented on behalf of the applicant noting his last appearance was over a year ago. Due to COVID restrictions, the plan was put on hold. Nathan mentioned the only change is the design for the stormwater basin. Praxair’s business is expanding and this new design will help with drainage improvements since the building was originally built too low. Notes have been removed from the plan with waste enclosure details now provided and a full SWPP submitted to Ron DeTota. Russ Mitchell asked about the gate on the back (side) of the property as he believes this is a National Grid easement. If it is, they’d need to be sure large equipment can get through to their area. Nathan stated he would research this. Russ requested the yard fence details be placed on the detail sheet and asked Nathan to provide a picture of the barbed wire fencing to be used. As well, the slide gate fence is not listed on the details sheet. Nathan stated he did not have the information but will attain it and add. Jim Palumbo commented on the double swing gate and asked it be labeled for purposes of why it will be there on plan L-3. Nathan stated he has it labeled as a vehicular gate and will add something for the National Grid easement. Jim also asked about the property line and requested a note be included about the lease line inside the property. Jim pointed out there is no landscape plans or plantings indicated. He asked if there are picnic tables for staff and Nathan said, yes. He thought it would be nice to have trees for shade in that area. Nathan agreed. Jim asked what lawn seed would be used, per requirements of SWPP, and requested it be included in the details conducive of the basin. He also requested the applicant add some plantings on the side to dress up**

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the area. Nathan stated he would bring it up with the owner. Lastly, Jim asked about the basin and Ron said a new effective pump will be installed. Ron noted two items, the first regarding the elevation with the overbank, as he would like to see more definition. The second item is in regards to the structure for the outlet control, it appears plastic and he is concerned about buoyancy and how it will be anchored in subgrade. He and Nathan will discuss these items.

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

A motion was made by Hal Henty seconded by Jim Palumbo to adjourn Case #2020-16 to June 9, 2021.

**Motion Carried 5-0**

\*\*Case #2021-012 – *Crossroads Commons* (3) – 4705, 4709, & 4713 Crossroads Park – Preliminary Plat (Adjourned from 1 previous meeting). The applicant requested an adjournment. Russ Mitchell closed the case and asked for an adjournment.

A motion was made by Michelle Borton seconded by Hal Henty to adjourn Case #2020-012 to June 9, 2021.

**Motion Carried 5-0**

\*\*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 Karen Guinup seconded by Michelle Borton to adjourn Case #2021-015 to June 9, 2021.

**Motion Carried 5-0**

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

\*Case #2020-038 – *Hinerwadel's Grove* (5) – 5300 West Taft Road – Zone Change Referral (Adjourned from 1 previous meeting). Steve Calocerinos, Calocerinos Engineering, was available on behalf of the applicant. Russ Mitchell spoke and reminded all this is a closed hearing and only comments from the Planning Board will be heard which will be passed along to the Town Board. Russ asked if resident Lorraine VanLuven was present and she raised her hand. Russ thanked her for her recent letter and explained the written items she references are at site plan level. If this Case is approved he will provide a copy to the other members of the Board. Comments to the Town Board are as follows:

Russ Mitchell: I appreciate wanting to develop that area and putting residential in the rear and commercial out front is the logical approach. However, the request for Regional Commercial and apartments cannot receive a favorable recommendation from me. If the request read Neighborhood Commercial and senior housing it would reflect more of what the town needs. Putting Regional Commercial on that property opens the area to a host of other uses if what is planned does not develop since RC includes almost anything. Most intrusive zone change. The surrounding neighborhoods are high senior areas and senior housing or patio homes would fit nicely and be compatible. Even though there is not a traffic report at this time, I have a concern about traffic and the effect it will have in that corridor with the zone change requested. We know

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there will have to be a signaled intersection to even come close to mitigating any traffic concerns. Having one entrance off Taft Rd. for the whole complex is a safety concern for emergency access. Fire prefers two entrances and if the only entrance is blocked via an accident it becomes a major problem. Residents on the north side of Taft Rd. in this location already exit out the back of the neighborhood because of the traffic concerns. At some point the land will be developed and at that time it will need to be compatible with the surrounding area.

Hal Henty: Hal agrees with Russ and feels this is a good project in the wrong location. If it were all a senior set up it would be better. He is against this as presented.

Michelle Borton: Michelle stated she is against this. She has concerns with limited access on the road as Taft Rd. is very congested. An RC zone change is a maximum build out which is too intense for this neighborhood.

Jim Palumbo: Senior housing is more compatible for the area and traffic is a concern for him. If this were approved at RC and the project stalled, it could open the doors to something else larger and more intrusive. He sees this as a Planned Development District (PDD).

Karen Guinup: Karen has no issues with a split zone parcel, however, what is being proposed is not correct. She could see senior housing in the back with a small retail in front that would support the senior housing.

A motion was made by Michelle Borton seconded by Hal Henty that the comments expressed by the individual Planning Board members be submitted to the Town Board for their consideration.

### **Motion Carried 5-0**

### **New Business**

Case #2021-013 – *Crossroads Commons* – (3) – 4705, 4709, & 4713 Crossroads Park – Final Plat. The applicant requested an adjournment. Russ Mitchell closed the case and asked for an adjournment.

A motion was made by Michelle Borton seconded by Hal Henty to adjourn Case #2021-013 to June 9, 2021.

### **Motion Carried 5-0**

*Public Meeting* to review the **2020-2021 Annual Report for the Town of Clay Stormwater Management Program (SWMP)** as part of the Phase II. Stormwater regulations as promulgated by the New York State Department of Environmental Conservation.

Ron DeTota, C&S Engineers, presented a brief summary of the MS-4 Annual Report noting despite 2020 as a challenging year, the Town remains rated a top-notch municipality. Ron pointed out NYS DEC runs a tight system with heavily regulated oversight both private and publically and overall, the Town is in excellent shape.

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**Signs**

**Kassis Superior Signs– Kohl's – 3827 State Route 31- Zoned RC-1, Permit # 51,868**

1 – Wall sign - The applicant is proposing one internally illuminated wall sign (face changes for an addition to the name); 22.2 square feet in size when 616 square feet is allowed. This sign will meet code.

1 - Freestanding sign - The applicant is proposing a panel face change of an existing panel; 32.7 square feet in size. This sign will meet code.

A motion was made by Michelle Borton seconded by Jim Palumbo granting sign approval for Permit #51,868.

**Motion Carried 5-0**

**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 Hal Henty seconded by Michelle Borton granting approval to adjourn the meeting at 7:56 p.m.

The next meeting is slated for June 9, 2021.

**Motion Carried 5-0**

Respectfully Submitted,

  
Judy Rios  
Planning Board Secretary