

Regular Meeting
Planning Board
October 6, 2021

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 6th day of October 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
	Jim Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney

ABSENT: Ron DeTota C&S Engineers

A motion was made by Al McMahon seconded by Jim Palumbo granting approval of the minutes from the September 22, 2021 meeting.

Motion Carried 6-1 (Michelle Borton abstain due to absence)

Public Hearings:

New Business:

****7:30 P.M. Case #2021-037 – *Great Northern Subdivision 2/Great Northern Mall Holding, LLC* (3) – 4155 NYS Route 31 – Preliminary Plat. Wendy Marsh, Hancock Estabrook, LLP, spoke on behalf of the applicant noting [her attendance is to] that a correction must be made to the EAF as pointed out by the Planning Board Attorney, for the subdivision for the former Toys R Us parcel. Russ Mitchell questioned the 15 acres listed on the EAF and Wendy stated this is an error and it should read 5.823, however, the surveyor’s document does list it correctly. Russ mentioned the Town Engineer, Ron DeTota, who was unable to attend this evening’s meeting, having a few questions and asked the Case be adjourned; Wendy agreed. She noted she would get in touch with Ron and work with him for preparation at the next meeting.**

A motion was made by Hal Henty seconded by Jim Palumbo granting approval to adjourn Case #2021-037 to October 20, 2021.

Motion Carried 7-0

****7:35 P.M. Case #2021-038 – Clay 4081 Rt. 31, LLC/Dunk & Bright (3) – 4155 NYS Route 31 – Amended Site Plan.** Ben Harrow, CHA Consulting, spoke on behalf of the applicant, also introducing Joe and Jim Bright in attendance. Ben explained Dunk & Bright is seeking to move into the former Macy's location at the Great Northern Mall, seeing great potential in this area for their furniture sale business. A revised site plan has been submitted showing loading docks with additional dockage for smaller box trucks. The main entrance is on the west side and the east is a customer pick-up entrance. Plans to resurface the parking lot and re-landscape the area are also included with the revisions. Russ Mitchell asked if the parking is good for the size of the building area and Ben said, yes it is more than sufficient. Russ stated he would like to see a plan not super-imposed on another picture, also show ordinances for parking, lighting and landscaping. He indicated he is glad to see utilization of space at the mall but need to be sure all is in accordance with the ordinances. Ben agreed and stated the information provided is to get discussions started. Karen Guinup noted the current loading docks are in the back and there is a rusty, old compactor in the back. She asked if this will be removed? Jim Bright spoke and said, yes they have reached out to Syracuse Haulers regarding replacement. Karen stated the drawings show the loading docks facing Route 31 and asked if this could be relooked at and perhaps moved back, for a nicer appearance. She also noted the landscaping has been not been kept up by the owner; a landscaping plan with the intent of what is to be planted would be needed as well as for the islands. Karen asked about the internal road: how it will be handled and if it they would be responsible for it? Jim stated this is the ring road (in and out) and is the mall owner's responsibility but they would be pressuring him to get this taken care of. Karen asked if they could also ask him about the landscaping all around the mall, noting it's very difficult to see in some areas due to overgrowth. Russ questioned the loading dock placement and Jim said they looked at three (3) different scenarios, however, one area does not have enough space, the other has too much obstruction inside the building and the last is what is provided on the drawings. He noted the only visible trucks would be 26' box trucks, no large semi's. Karen asked if there is a possibility of bumping up the landscaping to assist in shielding the view from Route 31? Jim said he would look into this with Ben. Jim Palumbo also commented on the landscaping and loading dock and asked for a tasteful screen wall, as mentioned by Karen. He'd like to see a demonstration, for maneuvering purposes and for tracking of vehicles. Also, be sure additional trucks are not parked there. Ben said they could save a couple spots and will show the turning movements. Jim also noted the utilities seem to stop at the property line, our Engineer will need this information to be sure there are no shared utilities, sanitary sewer line, public or private or part of the complex; all will need to be included on a site plan. Scott Soyster asked if the handicap spaces on the northwest row confirmed ADA compliant and Ben said, not yet but they definitely will be. Scott also questioned if the handicap spots align with the entrances and Ben said, he believes they do but can confirm the numbers. As well, he asked about lighting in the parking lot and Jim (Bright) stated there are 800 well-lit parking spots and there are no plans to add any further lighting, but all specifics will be researched. Further, Scott questioned the main entrance and Jim said the main entrance is on the west side, with the east side only for customer pick-up. Scott suggested adding directional signage at the main entrance, off the ring road, assisting vehicles where to go. Ben indicated he would label signage on the drawing. Russ asked about cross access agreements and Kathy Bennett stated she looked at the 2018 survey and it does have an agreement for parcel 3; parcel needs to be identified. She also indicated a reciprocal agreement is in place and carried over. Lastly, Karen noticed the drawing reads canopy and enclosed entrance, asking if there is any change as to what is there now and Jim said, no.

A motion was made by Michelle Borton seconded by Al McMahon granting approval to adjourn Case #2021-038 to October 20, 2021.

Motion Carried 7-0

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Old Business:

****Case #2021-023 – Guggenheim Development Services, LLC/Jiffy Lube Multi Care Facility (3) – between 5229 & 5255 West Taft Road – Site Plan (Adjourned from 5 previous meetings).** Caryn Mlodzianowski, Bohler Engineering, presented on behalf of the applicant. Caryn noted modifying the dumpster information and providing cut sheets for lighting as required. Russ Mitchell thanked Caryn stating Engineering is fine with the information.

Russ Mitchell closed Case #2021-023.

Scott Soyster read: In the matter of the Planning Board Case #2021-023, 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 resolution for the following reasons: The site plan will not have an adverse impact on the environment.

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

Motion Carried 7-0

Scott Soyster read: In the matter of the application of Planning Board Case #2021-023, I move the adoption of a resolution using standard form #20-Site Plan granted, based on a map by Bohler Engineering dated March 12, 2021, revised September 27, 2021 and numbered: C-101, C-102, C-201, C-301, C-401, C-501, C-601, C-602, C-701, C-702, C-901, C-902, A-5.0, Evolve LED Wall Pack Sheets. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary.

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

Motion Carried 7-0

Russ Mitchell approved Case #2021-040 and Case #2021-041 be combined for speaking purposes.

****7:40 P.M. Case #2021-040 – Pechin Subdivision/Karen Pechin – Fancher Road – Preliminary Plat. Case #2021-041 – Pechin Subdivision – Fancher Road – Final Plat.** Tim Coyer, Ianuzi and Romans Land Surveying, P.C., spoke on behalf of the applicant noting this is a two (2) lot subdivision, Zoned RA-100 with 44 acres. Plans are to carve out 5 acres on Fancher Road for the son to build a home. The Health Department has signed off and Onondaga County indicated no questions or comments. Russ Mitchell asked for questions/comments from the Board and public; hearing none, he closed Case #2021-040 and Case #2021-041.

A motion was made by Karen Guinup seconded by Michelle Borton granting approval to move from Preliminary Plat to Final Plat.

Motion Carried 7-0

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Scott Soyster read: In the matter of the Planning Board Case #2021-040, 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 resolution for the following reasons: The subdivision will have no environment impacts.

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

Motion Carried 7-0

Scott Soyster read: In the matter of the application of Planning Board Case #2021-040, I move the adoption of a resolution using standard form #40-Final Plat granted, based on a map by Ianuzi and Romans Land Surveying, P.C., dated June 10, 2021 revised, N/A and numbered 13188.001. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary.

A motion was made by Scott Soyster seconded by Jim Palumbo granting Final Plat approval.

Motion Carried 7-0

****7:45 P.M. Case #2021-042 *Café Kubal/Charles Signs – 3911 Brewerton Road – Special Permit.***
Jim Hickey, Charles Signs, Inc., presented on behalf of the applicant seeking approval for a message board sign. Russ Mitchell asked for questions/comments from the Board and public; hearing none, he closed Case #2021-042.

A motion was made by Karen Guinup seconded by Michelle Borton granting approval of sign permit #52,264, freestanding pylon sign only.

Motion Carried 7-0

Al McMahon read: In the matter of the Planning Board Case #2021-042, 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 resolution for the following reasons: The proposed sign will not have a significant effect on the environment.

A motion was made by Al McMahon seconded by Michelle Borton granting SEQR approval.

Motion Carried 7-0

Al McMahon read: In the matter of the application of Planning Board Case #2021-042, I move the adoption of a resolution using standard form #70-Special Permit granted, based on the permit application as received. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary.

A motion was made by Al McMahon seconded by Karen Guinup granting Special Permit approval.

Motion Carried 7-0

Closed Hearings – Board/Applicant Discussions:

****Case #2021-026 – 4 Seasons Car Wash (3) – 7192 Buckley Road – Amended Site Plan (Adjourned from 3 previous meetings). Lance King, RAV Architecture P.C., spoke on behalf of the applicant addressing comments made from the last meeting. He stated the small parcel on the east to include enclosed non-conforming for Buckley Rd. entrance; a note has been added to all drawings for the north building referencing floor plan and elevation and a note reading: No future tenant allowed. More pavement markings have been added and moved around; a demo plan has been replaced due to phasing; mislabeling of the trees has been corrected and space tightened in between; fixed dumpster information is now shown on the drawings; replaced entire front with screening; the detail space for the current auto detailer is now shown (should he continue to stay on site); and legends have been added as requested by Ron DeTota. Russ Mitchell asked about selling cars and the owner (Pete Smith) said he is not planning to keep this should the current plan be approved. Russ stated to add a comment regarding the special permit and that it is no longer viable for vehicle sales. Russ noted the offset changed based on a conversation and Lance said he spoke with Ron and OCWA and with the manhole cover and ring, they weren't sure of the quantity offset yet. They are planning to do this but are unsure of the exact amount. Russ noted this is conditioned upon: all offsets must be satisfied before new equipment can be set in place. Karen Guinup asked about the vacuum stations out front and it reading "2 exit" on the drawing twice. Lance indicated this is a CAD drafting mistake. Scott Soyster noticed the location of the building and handicap parking and Lance stated there is an office in that building. Michelle Borton asked if the drawings will be revised this evening and if a special permit will become void; all agreed. Russ stated sheets needs to be provided to the Board. Mark Territo stated he would research the special permit number. Pete questioned when the auto sales part of his business should end and Russ said we are in the process of trying to approve with legal and engineering, the offset sewer must be satisfied, but he can start moving on this project. Mark stated the auto sales must end when Pete pulls a new building permit. Lastly, Russ stated the sheets to be revised are to be dated today, October 6, 2021.**

Russ Mitchell closed Case #2021-026.

Michelle Borton read: In the matter of the Planning Board Case #2021-026, 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 character of the parcel, and will not negatively impact traffic or public infrastructure.

A motion was made by Michelle Borton seconded by Karen Guinup granting SEQR approval.

Motion Carried 7-0

Michelle Borton read: In the matter of the application of Planning Board Case #2021-026, I move the adoption of a resolution using standard form #20 – Amended Site Plan granted, based on a map by RAV Architect, P.C., dated May 13, 2021 revised October 6, 2021 numbered G-001, PH0991, ASD-100, AS-100, AS-101, AS-102, AS-103, AS-104, AS-110, A-120, A-200, A-210. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: #1) A note shall be added to the drawings that the special permit for auto sales shall no longer be valid (indicate special permit

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number) when the building permit is issued for this site plan; #2) Drawings shall be changed to reflect the exit sign changes as discussed; #3) Sanitary sewer offset requirements must be satisfied in accordance with Town Engineer and Onondaga County Department of Water Environment Protection (OCWEP) requirements, prior to new equipment start-up.

A motion was made by Michelle Borton seconded by Hal Henty granting Site Plan approval.

Motion Carried 7-0

New Business:

Case #2021-039 – Riverwalk, Section 5 – Guy Young Road – Final Plat. Tim Coyer, Ianuzi and Romans Land Surveying, P.C., spoke on behalf of the applicant seeking Final Plat approval for 30 Lots in Section 5 of the Riverwalk Development; all are Zoned R-10. Discussion surrounded the issue stop signs and Karen Guinup recommended, when approved on Preliminary Plat, they be included on Final Plat; all agreed. Russ Mitchell stated Final Plat could not be signed off by him until all has been accepted by the Town Board.

Jim Palumbo read: In the Matter of the application of Planning Board Case #2021-039, I move the adoption of a resolution using standard form #40-Final Plat granted, based on a map by Ianuzi and Romans Land Surveying, P.C., dated September 23, 2020 and numbered 1431.014. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: The Final Plat shall not be signed by the Chairman until all items associated with the dedication and acceptance of the Town utilities are satisfactorily completed.

A motion was made by Jim Palumbo seconded by Al McMahon granting Final Plat approval.

Motion Carried 7-0

Signs:

Kassis Superior Signs– KFC – 7601 Oswego Road-(This is a carry-over from last meeting). Zoned RC-1, Permit # 52,243. Applicant was notified and requested to attend for presentation purposes; not in attendance. No action taken.

Total Image Solutions– Mobil– 4773 Taft Road - Zoned LuC-1, Permit # 52,306.

The applicant is proposing a canopy face change for the two (2) existing signs, 11.7 square feet in size when 90 square feet is allowed. This sign will meet code.

The applicant is proposing a panel/face change to the pylon sign, 81 square foot panel. A Special Permit was granted for the electronic reader sign in 2018. The sign will meet code.

A motion was made by Karen Guinup seconded by Hal Henty granting approval for Sign Permit #52,306.

Motion Carried 7-0

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Scout Services– Home Depot Rental– 7601 NYS Route 31- Zoned RC-1, Permit # 52,316.

The applicant is proposing two (2) internally illuminated wall signs 36 square feet in size when up to 924 square feet would be allowed. These signs will meet code.

The applicant is proposing a panel/face change to the pylon sign, 103.36 square foot panel. The sign will meet code.

A motion was made by Hal Henty seconded by Scott Soyster granting approval for Sign Permit #52,316.

Motion Carried 7-0

Work Session: None.

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

A motion was made by Michelle Borton seconded by Hal Henty granting approval to adjourn the meeting at 8:44 p.m.

Motion Carried 7-0

The next meeting is slated for October 20, 2021.

Respectfully Submitted,



Judy Rios
Planning Board Secretary