

**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 22<sup>nd</sup> day of September 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
	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
	Ron DeTota	C&S Engineers
<b>ABSENT:</b>	Michelle Borton	Member

A motion was made by Jim Palumbo seconded by Karen Guinup granting approval of the minutes from the September 1, 2021 meeting.

**Motion Carried 5-1 (Scott Soyster - abstain due to absence)**

**Public Hearings:**

**New Business:**

**\*\*7:30 P.M. Case #2021-035 – *Clay Business Park North Amended/Joseph Emmi* (3) – 8852 Caughdenoy Road – Preliminary Plat. Pat Reynolds, Ianuzi and Romans Land Surveying, P.C., spoke on behalf of the applicant and distributed 11x17 drawings to the Board Members. Pat noted revisions made to the plan of the signature line and addition of a strip of land to be conveyed to the County along Caughdenoy Road. Karen Guinup reminded Pat a full set of drawings are needed for the Town’s files; Pat agreed. Pat noted there is one existing tax parcel, splitting of the house will create two. He has approval from the County for site distances. Discussion ensued regarding adding revision dates and original dates to drawings and decided this is a pre-meeting conversation with the Board.**

Russ Mitchell asked if there were any further comments, hearing none he closed Case #2021-035.

A motion was made by Karen Guinup seconded by Scott Soyster to move Case #2021-035 to Final Plat.

**Motion Carried 6-0**

Regular Meeting  
Planning Board  
September 22, 2021

Scott Soyster read: In the matter of the Planning Board Case #2021-035, 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: This change has no environmental impact by creating two (2) tax parcels.

A motion was made by Scott Soyster seconded by Jim Palumbo granting SEQR approval for Case #2021-035.

**Motion Carried 6-0**

Scott Soyster read: In the matter of the Planning Board Case #2021-035, 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 April 5, 2021 revised N/A and numbered 13017.001. Conditioned upon approval of all legal and engineering requirements of the Town of Clay.

A motion was made by Scott Soyster seconded by Jim Palumbo granting Final Plat approval for Case #2021-035.

**Motion Carried 6-0**

**\*\*7:35 P.M. Case #2021-036 – McKenzie Smith (3) – 4031 NYS Route 31 – Special Permit. The applicant was not in attendance.**

A motion was made by Scott Soyster seconded by Hal Henty to adjourn Case #2021-036 to October 20, 2021.

**Motion Carried 6-0**

**Old Business:**

**\*\*Case #2021-011 – *Sharkey's Beach Volleyball and Restaurant* (3) – 7240 Oswego Road – Amended Site Plan (Adjourned from 6 previous meetings). Steve Calocerinos, Calocerinos Engineering, PLLC, spoke on behalf of the applicant addressing required changes made since the last meeting. A change was made on property information for the Amazon site to the east and south. Russ Mitchell asked where the name came from on the drawing and Steve said it is from the County tax records/tax mapping site. Steve mentioned he's provided a letter from the Town of Salina and Mazzye's Meat Market as well as the NYS DOT regarding no objection to this area as an access point. Updated parking information has been provided along with a rendering showing length, colors, etc. of the proposed building. The building will be earth tones/tan with beige doors and paneled steel on the outside. The doors are 12-16' in height and will be used during inclement weather or an event to enclose the area; each bay would have a door. The access/easement across all the property for parking has been left in the hands of Jim Nichols Attorney and the Town's Attorney. Russ asked Kathy Bennett if she had a cross easement and Kathy said, she has not received anything. Kathy asked who the Attorney is but Steve was not sure. Karen noted a draft cross-access agreement provided in the packet at the last meeting and supplied it to Kathy. Further, Steve stated the owner is concerned with spending money on stamped and sealed architectural drawings at this point and as well, is having a hard time**

finding anyone to do this. Russ stated we approved the certificate of occupancy for the drive-thru pole barn with parking spaces and now the owner wants to enclose it and add 30'. He stressed no approval would be provided without the structural information signed by an engineer stating this structure is acceptable and safe for all persons. Russ noted he wants the boat taken off the plan and Steve said it is not on the owner's property. Russ stated if the boat moves to his property he will have to come back for an amended site plan. Russ also stated he would like to see the plan stamped by the Planning Board Chairman for the Town of Salina and signed off by each to be sure all is agreed upon. Karen asked if volleyball is being planned for the winter and Steve said, he believes this is an intent. Hal Henty asked if the doors are insulated and Steve is not sure. Hal said the Board would need to know this. Karen questioned how the building would be heated and Steve said he believes space heaters, but is unsure. Hal stated he's seen salamanders used in this past and this is unacceptable. Mark Territo spoke stating the original permit never allowed for these types of heaters and presents a big hazard. Steve stated he has changed the use for the structure along with significantly more parking. Karen asked if there is V.I.P. parking and plans to charge anyone, if so, this needs to be on the site plan. Steve said he is unaware of any charges. Scott Soyster asked if all four sides would have doors and Steve said, yes. Russ requested Steve provide all the items as mentioned.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn Case #2021-011 to October 20, 2021.

**Motion Carried 6-0**

**\*\*Case #2021-023 – Guggenheim Development Services, LLC/Jiffy Lube Multi Care Facility (3) –** between 5229 & 5255 West Taft Road – Site Plan (Adjourned from 4 previous meetings). Steve Wilson, Guggenheim Development Services, LLC, spoke mentioning their last attendance was at a July meeting with a site plan that is for a 3,000 sq. ft. 4-bay facility. Guggenheim Development had been working on some internal items which are now taken care of. Russ Mitchell noted the dumpster enclosure and gates are not on the plans. He requested Steve speak to Mark Territo for details. Hal Henty questioned a note that reads "lighting plan by others." Steve said this is a work in progress, but will provide the information. Karen Guinup reminded Steve they would need details of the light poles, covers, fixtures, etc. all on the plan. Jim Palumbo questioned the trees on the drawing and landscaping detail sheet showing shrubbery, this would need to be on the plan. Ron DeTota noted snow storage being toward the northwest corner and relocation of some stormwater; his concerns have been addressed. Steve asked about SEQR and lead agency for the project and Karen said they do not need to be this as it is not a Type 1 action.

A motion was made by Karen Guinup seconded by Jim Palumbo to adjourn Case #2021-023 to October 6, 2021.

**Motion Carried 6-0**

Russ Mitchell approved Case #2021-032 and Case #2021-033 be combined for speaking purposes.

**\*\*Case #2021-032 – VP Road Solar, LLC/VerPlank Road Solar South (3) – 4936 VerPlank Road – Site Plan (Adjourned from 1 previous meeting). Case #2021-033 – VP Road Solar, LLC/VerPlank Road Solar North (3) – VerPlank Road – Site Plan (Adjourned from 1 previous meeting).** Steve Wilson, Guggenheim Development Services, LLC, was present on behalf of the applicant. Russ thanked Steve for the information put together, noting it was very good. He also mentioned a few pieces left to work out with the County and

Steve said they are planning to visit the site next week. Russ asked if they have combined the EIS for both projects and Steve said, yes and have been sent to Mark Territo. Russ pointed out the Planning Board was recently named lead agency for SEQR purposes. Steve stated he is concerned he would not have a permit, from the DEC, by October 20<sup>th</sup>. Karen Guinup asked if any correspondence had been received and Steve said, no. Ron DeTota asked if conversations with National Grid regarding the gas lines had been held and Kevin O'Neill, Seaboard Solar, stated, yes and with the County; the Attorney's are working on this. Kevin also pointed out the proposed gas line on the drawing and as they have a good working relationship if it needs adjusting they can do that. Ron stated he was okay with the site plan and awaits the decommissioning plans. Russ asked when documents are received to provide to Mark Territo ASAP.

A motion was made by Al McMahon seconded by Hal Henty to adjourn Case #'s 2021-032 and #2021-033 to November 17, 2021.

### **Motion Carried 6-0**

#### **Closed Hearings – Board/Applicant Discussions:**

**\*\*Case #2021-026 – 4 Seasons Car Wash (3) – 7192 Buckley Road – Amended Site Plan (Adjourned from 2 previous meetings).** Lance King, RAV Architecture, spoke on behalf of the applicant providing cut sheets of lighting and landscaping and addressing the Board regarding their comments. Lance noted speaking with James Fensken, Onondaga County DOT, regarding the entrance on the north side and he approves abandoning this with a requirement to go out on Dolshire. He'd like to remove the asphalt to the curb, leave the curb as is and soil and plant the area. The County is planning to redo curbs in the future. The exit out on Dolshire is 285' off the center line which gives room to stack any vehicles. James informed Lance the driveway next to the house is fine and can be left alone. Lance noted adding a dumpster, rearranged parking calculations and parking along the expanded north side of the building, to the drawing. He pointed out two drive areas with site lighting and provided photometrics (sheet AS103) with pole height noted. Hal Henty commented the lighting plan looked good and asked the poles match with what is consistent in the area; Lance agreed. Further, Lance note the landscaping plan shows trees along the residential property line, each side of the entrance, with arborvitae and blue spruce in front. The asphalt is pushed back to the setback line, striped, site signage and some pavement markings. Snow will still need to be pushed to the back. Phase II notes a small building in the back area. Showing now is a simple storage building with a 2/3 bay garage to store equipment. Added to the drawing is a note regarding residency occupancy and need to vacate within a year of site plan approval. Karen Guinup asked if there will no future residential at all and Lance said, yes. Lance noted speaking with Ron DeTota regarding water and sewer offset and the calculation details are provided on sheet 102. Russ requested Lance speak with Mark regarding dumpster details. Russ asked if the owner still plans to sell cars and Pete Smith (owner) said, no he would not have the room. Russ pointed out the piece of land in the back of the property is zoned R-10 and could be a problem in the future. Lance stated the existing survey shows RC-1. Ron explained he shows it as a separate parcel, lot #47. Russ stated he liked the fact of going out onto Dolshire, noting the County will put in a turn lane at the light in the future. Karen commented on the R-10 property and asked if this is a reverse subdivision and Hal asked if it is a split zone. Lance said it would involve a zoning change, which he was not planning. Karen suggested they remove the building and do away with Phase II if they are not going to do a zone change. Russ asked about the automatic car wash and what he is planning to do and Lance said it would be renovated as shown on the drawing. Russ stated this would be part of the site plan. Karen explained they could add a note to the drawing: floor plan and elevation, so it all ties together. Russ suggested they redo the phasing sheets and eliminate Phase II as mentioned by Karen. Also, look at Phase I and if possible, do the front entrance, and

pull altogether as Phase I, this would take care of the front. Pete explained the need to do Dolshire Road first and in by November as it is easier to start working on in the spring. Hal asked about the entrance width on Buckley Road and Pete said they went 8" over what industry specs. call for. Hal asked about the outside where it reads "exit only" and Pete said those are 9'6". Karen commented regarding the tenant issue and recommended adding a note that reads "no future tenants." Karen asked about the detailing business and Pete said he would be doing this, but has to be worked out stating he does most of it in the front area. Karen asked if parking spaces were set aside and Pete said, yes there are 12 spots on the drawing. Karen requested they be labeled on the drawing. Further, Karen said the two new proposed touchless bays show arrows and exits, but what about the existing bays, should they have arrows too? Pete said, yes they could do this. Jim Palumbo noted the plantings and if the intent is to screen the view on the east of Dolshire, they should be spaced further apart, with the same number of plants, just half the spacing. Lance said they could tighten this up. Ron stated it would be beneficial to have the legend on the drawings with cross access. He'll speak to Pete regarding the lay of the land with the driveway, parabolic in there and asked they be careful of the drainage and take a re-look at this. Lance said he has looked further at this, and there is a natural dip. He could put in riprap, but will be a large snow storage area. Ron said this may form an obstacle for drainage. Lance stated he would make sure to pitch it back to the property, but will take another look.

A motion was made by Scott Soyster seconded by Hal Henty to adjourn Case #2021-026 to October 20, 2021.

**Motion Carried 6-0**

**New Business:**

**Signs:**

**Kassis Superior Signs– KFC – 7601 NYS Route 31 - Zoned RC-1, Permit # 52,243.**

The applicant is proposing the following: two internally illuminated wall signs 45.29 and 13.0 square feet in size when 110 square feet and 15 square feet respectively are allowed (these signs will meet code); one monument sign of 57 square feet when 64 square feet are allowed.

Russ Mitchell stated the sign package as submitted is very hard to interpret; the Board agreed. Russ requested the applicant present a new package and attend the next meeting for presentation purposes. Mark Territo will reach out to the applicant to appear at the next Planning Board Meeting.

A motion was made by Scott Soyster seconded by Hal Henty to adjourn Sign Permit #52,243 to October 6, 2021.

**Motion Carried 6-0**

**The Image Press– Elevate Fitness – 7455 Morgan Road - Zoned RC-1, Permit # 52,250.**

The applicant is proposing one wall sign; 108 square feet in size, non-illuminated. This sign will meet code.

A motion was made by Scott Soyster seconded by Jim Palumbo granting sign approval for Permit #52,273.

**Motion Carried 5-1 (1 abstain)**

**Signorama– *Earthwise Pet* – 4100 NYS Route 31 - Zoned RC-1, Permit # 52,253.**

The applicant is proposing one LED internally illuminated wall sign 36 square feet in size when 54.4 square feet is allowed. This sign will meet code. The applicant is proposing a panel change to the pylon sign, 15 square foot panel. The sign will meet the code.

A motion was made by Hal Henty seconded by Karen Guinup granting sign approval for Permit #52,253.

**Motion Carried 6-0**

**Metropolitan Signs– *Planet Fitness* – Kimbrook Plaza - Zoned RC-1, Permit # 52,261.**

David Razzante, Metropolitan Signs, presented on behalf of the applicant and is proposing two LED internally illuminated wall signs; 93.75 square feet, and 28 square feet when 300 total square feet are allowed. These signs will meet code.

A motion was made by Karen Guinup seconded by Scott Soyster granting sign approval for Permit #52,261.

**Motion Carried 6-0**

**Cornerstone Homes (Mike Bragman Jr.) – *Riverwalk* – Section 5 - Zoned R-10, Permit #52,273.**

Heather Bragman, Riverwalk Associates, presented on behalf of the applicant seeking approval for a community entrance monument sign; 24 square feet, when 24 square feet is allowed. The required setback is 25' from the property line. The proposed sign will meet the code.

A motion was made by Hal Henty seconded by Jim Palumbo granting sign approval for Permit #52,273.

**Motion Carried 6-0**

**Charles Signs– *Kubal Café* – 3911 Brewerton Road - Zoned RC-1, Permit # 52,274.**

Jim Hickey, Charles Signs, Inc., presented on behalf of the applicant and is proposing two monument sign face changes (from the previous Tim Horton's/Starbucks) of 33.5 and 32 square feet when 64 square feet each are allowed.

Russ Mitchell asked for clarification of the signs and Jim indicated seeking approval for (2) signs and a 3'x 8' - 6 mm. message center. Russ stated the message center sign would need a special permit and asked he meet with Mark Territo for the specifics and to attend the next Planning Board Meeting; Jim agreed.

A motion was made by Karen Guinup seconded by Hal Henty granting approval of the monument sign only, from Permit #52,274.

**Motion Carried 6-0**

Regular Meeting  
Planning Board  
September 22, 2021

**Work Session:**

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

A motion was made by Karen Guinup seconded by Hal Henty granting approval to adjourn the meeting at 9:20 p.m.

**Motion Carried 6-0**

The next meeting is slated for October 6, 2021.

Respectfully Submitted,



Judy Rios  
Planning Board Secretary