

APPROVED

The Organizational and 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 11th day of January 2023. 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
	Michelle Borton	Deputy Chair
	Karen Guinup	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

Organizational Items for the year 2023

Chairman Russ Mitchell made a motion accepting the 2023 Scheduling Calendar, which includes the official meeting dates, and states the filing dates of when a completed application is to be received from an applicant; that Proofs of Publication will be in the Tuesday edition of the Post Standard the week before the meeting; the appointment of Michelle Borton as Deputy Chairman, the appointment of Judy Rios as Secretary to the Planning Board, the appointment of Kathleen Bennett (Bond Schoeneck & King) as the Planning Board Attorney; and acknowledgement of the Town Board's appointment of C&S Engineers as the Planning Board's Engineers for the year 2023. Seconded by Hal Henty.

Motion Carried 7-0

Regular Meeting Items:

A motion was made by Karen Guinup seconded by Jim Palumbo granting approval of the minutes from the December 14, 2022 meeting.

Motion Carried 6-1 (Scott Soyster abstained due to absence)

Public Hearings:

None

New Business:

None

Old Business:

****Case #2022-027 – Jason Kocher (3) – 8350 Caughdenoy Road – Special Permit – Tier 2 Solar Energy System (Adjourned from 4 previous meetings).** The applicant was not present. Russ Mitchell stated he would adjourn this Case to March 8, 2023, however, if there is no communication by the applicant between now and then, he recommends denying this Case (at that time) without prejudice. Karen Guinup asked Mark Territo if he would mail a letter to the applicant and Mark said, yes.

A motion was made by Karen Guinup seconded by Michelle Borton to adjourn Case #2022-027 – Jason Kocher – 8350 Caughdenoy Road – Special Permit – Tier 2 Solar Energy System to March 8, 2023.

Motion Carried 7-0

****Case #2022-035 – O’Reilly Auto Parts (3) – 3906 Brewerton Road – Amended Site Plan (Adjourned from 4 previous meetings).** The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn Case #2022-035 – O’Reilly Auto Parts – 3906 Brewerton Road – Amended Site Plan to February 15, 2023.

Motion Carried 7-0

Case #2022-036 – Pizza Hut (3) – 7365 Oswego Road – Amended Site Plan (Adjourned from 3 previous meetings). The applicant requested an adjournment.

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn Case #2022-036 – Pizza Hut – 7365 Oswego Road – Amended Site Plan to February 15, 2023.

Motion Carried 7-0

****Case #2022-050 – American Steel and Aluminum (3) – 4601 Crown Road – Amended Site Plan (Adjourned from 1 previous meeting).** The applicant requested an adjournment.

A motion was made by Jim Palumbo seconded by Karen Guinup to adjourn Case #2022-050 – American Steel and Aluminum – 4601 Crown Road – Amended Site Plan to January 25, 2023.

Motion Carried 7-0

***Case #2022-051 – Warners Road Development (5) – 3723 Brewerton Road – Zone Change Referral (Adjourned from 1 previous meeting).** Tim Coyer, Ianuzi & Romans, P.C., presented on behalf of the applicant and distributed a smaller version of the drawing of this area. Tim stated this site is on Brewerton Rd. and is requesting a zone change referral for the back portion, which is zoned R-10 and the front RC-1. Tim noted to the north, east, and south, the parcels are all zoned RC-1, with the west (Hinerwadel’s) zoned R-10. A question was raised at a recent Town Board meeting if the owner owns all the property and Tim said, he does with a portion of it in the Town of Salina. Tim is unsure what the owner will do with the property, as he has no particular users, however, believes he will most likely sell it, but needs the zone change. Karen Guinup asked about the property that abuts to the other three parcels and Tim said, the

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applicant does not own this area. Tim noted the applicant is seeking to get access approval at the parking lot with Tops Supermarket. Karen asked how much acreage, once combined, will be in Salina and Tim said, roughly 2-1/2 acres, with the majority in the Town of Clay. Hal Henty asked if he would need to go to the Town of Salina for any approval and Tim said, no. Karen asked if any future development would need to be coordinated with Salina and Mark said, yes. Russ Mitchell asked Tim if he received the County's comments and he said, yes. The Board was polled in regards to the Zone Change Referral as follows:

- Russ Mitchell stated the area needs to be cleaned up and is in favor of the zone change.
- Hal Henty agrees with Russ and is in favor.
- Karen Guinup is in favor.
- Scott Soyster agrees with Russ and is in favor.
- Al McMahan agrees with Russ and is in favor.
- Jim Palumbo is in favor stating it brings consistency to the area.
- Michelle Borton is in favor stating it would be commercial on three sides.

Russ Mitchell closed the public hearing.

Scott Soyster read: In the matter of the application of Planning Board Case #2022-051 – Warners Road Development – 3723 Brewerton Road – Zone Change Referral, I move to recommend to the Town Board using standard form #50 – zone change, the petition be granted for the following reasons: Based on the comments of the Planning Board. Seconded by Jim Palumbo.

Motion Carried 7-0

Closed Hearings – Board/Applicant Discussions:

Case #2022-34 – **B&C Storage (3) – 7988 Morgan Road – Amended Site Plan (Adjourned from 5 previous meetings). The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Karen Guinup to adjourn Case #2022-034 – B&C Storage – 7988 Morgan Road – Amended Site Plan to January 25, 2023.

Motion Carried 7-0

New Business:

Signs

Allied Sign Company – Sally Beauty – 3783 State Route 31 - Zoned RC-1, Permit #53,220.

Greg Fishel, Allied Sign Company, presented to the Board noting this is for two (2) wall signs with the applicant changing name from Sally Beauty Supply to Sally Beauty. Karen Guinup asked Mark Territo if two signs is permissible and Mark said, yes they are allowed two per tenant. These signs will meet the code.

A motion was made by Hal Henty seconded by Scott Soyster granting approval of Sign Permit #53,220 – Allied Sign Company – Sally Beauty – 3783 State Route 31.

Motion Carried 7-0

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

A motion was made by Hal Henty seconded by Karen Guinup granting approval to adjourn the meeting at 7:50 p.m.

Motion Carried 7-0

The next meeting is slated for January 25, 2023

Respectfully Submitted,


Judy Rios
Planning Board Secretary