

**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> of July 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:

<b>PRESENT:</b>	Russ Mitchell	Chairman
	Michelle Borton	Deputy Chair
	Karen Guinup	Member
	Hal Henty	Member
	Al McMahan	Member
	Jim Palumbo	Member
	Scott Soyster	Member
	Jill Hageman-Clark	Substitute Secretary
	Mark Territo	Commissioner of Planning & Development
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineering

**ABSENT:** Judy Rios Secretary

A motion was made by Mr. Palumbo seconded by Mr. Soyster granting approval of the minutes from the July 12, 2023 Regular Meeting.

**Motion Carried 7-0**

**Public Hearings (New Business):**

**\*\*Case #2023-027 – Pizza Hut (5) – 7365 Oswego Road – Special Permit Referral.** Chairman Mitchell asked if anyone was present to speak on behalf of the applicant. There was no one.

A motion was made by Mr. Henty, seconded by Ms. Guinup to adjourn Case #2023-027 – Pizza Hut (5) 7365 Oswego Road – Special Permit Referral to August 9, 2023.

**Motion Carried 7-0**

**\*\*Case #2023-031 – Morgan Place Warehouse (3) – 4522 Morgan Place – Site Plan** was opened by Chairman Mitchell who began by explaining that the applicant should take note of what needs to be done so that this application can move forward. First the applicant should apply for a variance through the Zoning Board for the September 11, 2023, meeting. He added that they cannot approve the application without the approval and would like them to take the time to get everything in order prior to the September 27<sup>th</sup> Planning Board meeting. The Chairman asked if they are planning to begin Phase II anytime soon? If so, the dumpster will need to be moved and the site plan will need to be updated.

Mr. Henty asked if they are using light poles. The applicant stated that they are just using wall packs.

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Chairman Mitchell asked if they had seen Onondaga County Planning Boards comments. The applicant had not; Chairman Mitchell gave him a copy of the comments to review and consider. The Chairman asked if they planned to remove trees and they do not.

Mr. Palumbo suggested the new Site Plan should not show Phase II to make it less confusing. Ms. Borton explained that the applicant should include material to be used for the dumpster enclosure adding that there should be gates to close off. She reiterated that the material should match the building. Mr. DeTota said the applicant should contact Mr. Reed for specific details and said that he would contact him. Ron added that the disclosure on the Site Plan stating that they do not stand behind the accuracy of the plan must be removed, show the variance and the Case # on the Site Plan.

Chairman Mitchell closed the meeting and adjourned it to September 27, 2023.

**Motion Carried 7-0**

**Public Hearing (Old Business/Open and Adjourned):**

\*\*Case #2022-008 – **Chick-fil-A, Inc.** (3) – 3920 Brewerton Road – Special Permit (Adjourned from 1 previous meeting)

A motion was made by Ms. Guinup, seconded by Mr. Henty to adjourn Case #2023-009 – **Chick-fil-A, Inc.** (3) – 3920 Brewerton Road – Special Permit to August 9, 2023.

**Motion Carried 7-0**

\*\*Case #2022-009 – **Chick-fil-A, Inc.** (3) – 3920 Brewerton Road – Site Plan (Adjourned from 1 previous meeting)

A motion was made by Ms. Guinup, seconded by Mr. Henty to adjourn Case #2023-009 – **Chick-fil-A, Inc.** (3) – 3920 Brewerton Road – Site Plan to August 9, 2023.

**Motion Carried 7-0**

\*\*Case #2023-001 – **B & C Storage** (3) – 4600 Weller Canning – Site Plan (Adjourned from 4 previous meetings)

The applicant said that they have added shed doors to accommodate the turning radius of the fire hydrants and show the lights located on the building. Chairman Mitchell said that they should also add the Case # of the variance. The hydrant is right before the entrance.

Mr. Palumbo said the lighting and the photometrics need to be added. Ms. Borton said that the hydrant needs to be more obvious on the plan. There is a sheet from the fire department regarding the flow rate. Mr. DeTota said that Matt did a good job addressing the comments from the Board.

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A motion was made by Ms. Borton and seconded by Ms. Guinup to adjourn Case # 2023-001 – B & C Storage (3) – 4600 Weller Canning – Site Plan, to August 9, 2023.

**Motion Carried 7-0**

\*\*Case #2023-006 – ***Emerald Lawn Care/Wetzel Road Properties, LLC*** (3) – 4663 Wetzel Road – Site Plan (Adjourned from 3 previous meetings)

A motion was made by Mr. Henty, seconded by Mr. Palumbo to adjourn Case #2023-006 – Emerald Lawn Care/*Wetzel Road Properties, LLC* (3) – 4663 Wetzel Road – Site Plan to August 9, 2023.

**Motion Carried 7-0**

\*\*Case #2023-007 – ***Onondaga Physical Therapy Parking Lot Expansion/Lauris Rigdon*** (3) – 8390-8392 Oswego Road – Amended Site Plan (Adjourned from 5 previous meetings).

Tim Coyer of Ianuzi and Romans was present on behalf of the applicant. He explained, The 32' pole is gone, the sign and light is gone and the first sheet reflects these changes. Chairman Mitchell thanked him and said he had done a good job. He then closed the meeting.

Mr. McMahon read; In the matter of the application of Planning Board Case # 2023-007 for Onondaga Physical Therapy parking Lot Expansion, I move the adoption of a resolution using standard Form # 10 that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action with not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons: It is keeping with the existing use of the area. Motion was seconded by Mr. Palumbo.

**Motion Carried 7-0**

Mr. McMahon read; In the matter of the application of Planning Board Case # 2023-007 for Onondaga Physical Therapy parking Lot Expansion, I move the adoption of a resolution using standard Form # 20 Site Plan be Granted based on a map by Ianuzi and Romans dated June 1<sup>st</sup>, 2023 and file # 13483.001, Title sheet and sheets 1 of 4 and 2 and 3 revised on July 13<sup>th</sup>, 2023 and exterior lighting photometric layout by NY Engineers Dated July 18, 2023 Sheet # E-001.00. Motion was seconded by Mr. Palumbo.

**Motion Carried 7-0**

\*Case #2023-009 – ***Tidal Wave*** (5) – 5004-5008 West Taft Road – Zone Change Referral (Adjourned from 2 previous meetings)

A motion was made by Ms. Guinup, seconded by Mr. Henty to adjourn Case # 2023-009 – Tidal Wave – Zone Change Referral -5004-5008 West Taft Road to September 27, 2023.

**Motion Carried 7-0**

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**\*\*Case #2023-023 – Starbucks Liverpool – Drive Thru (3) – 7567 Oswego Road – Amended Site Plan (Adjourned from 2 previous meetings)**

A motion was made by Mr. Henty, seconded by Mr. Palumbo to adjourn Case # 2023-023 – Starbucks Liverpool – Drive Thru – Amended Site Plan to September 27, 2023.

**Motion Carried 7-0**

**\*\*Case #2023-029 – Delta Sonic Car Wash/Delta Sonic Car Wash Systems, Inc. (3) – 3627 & 3809 State Route 31 – Site Plan (Adjourned from 1 previous meeting)**

A motion was made by Ms. Borton, seconded by Ms. Guinup establishing lead agency for Case # 2023-029 – Delta Sonic Car Wash/Delta Sonic Car Wash Systems, Inc. (3) – 3627 & 3809 State Route 31.

**Motion Carried 7-0**

**Closed Hearings – (Board/Applicant only):**

None.

**New Business:**

**Signs:**

**Kassis Superior Signs – Three’s Company Beauty/Brow Room – 7421 Oswego Road - Zoned RC-1, Permit #53,640.**

1 – Wall Sign - A 24 square foot, internally illuminated Led Wall Sign is proposed when 25.6 square feet is allowed. This sign will meet code.

A motion was made by Mr. Henty, seconded by Ms. Guinup granting approval of Sign Permit #53,640 – Kassis Superior Signs – Three’s Company Beauty/Brow Room – 7421 Oswego Road.

**Motion Carried 7-0**

**Work Session:**

None.

**Motion Carried 7-0**

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

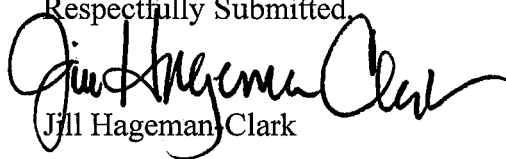
A motion was made by Mr. Soyster, seconded by Mr. McMahon granting approval to adjourn the meeting at 8:13 PM.

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**Motion Carried 7-0**

The next meeting is slated for August 9, 2023

Respectfully Submitted,



Jill Hageman Clark