

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 27th of September 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
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineering

ABSENT: Scott Soyster Member

A motion was made by Hal Henty seconded by Karen Guinup granting approval of the minutes from the September 13, 2023 Regular Meeting.

Motion Carried 5-1 (Al McMahon abstained due to absence)

Public Hearings (New Business):

****2023-040 – Metropolitan Signs, Inc./America Stores It (3) – 8372 Oswego Road – Special Permit (Electronic Sign).** David Razzante, Metropolitan Signs and Kurt Filkins, America Stores It, appeared before the Board. David explained they are seeking approval for a new 24 square foot LED Message Center sign, which will setback 33’ off the road. Russ Mitchell said he would prefer the sign be straight up and down, as well as an address will need to be added. David agreed that he could move the sign to run straight up and down. Karen Guinup said since the poles are already there they would just need to slide the sign over. Russ polled the Board as follows:

- Hal Henty had no comment.
- Michelle Borton agrees with Karen and asked they be careful of the drainage ditch and placing any poles in it.
- Karen Guinup as noted above feels the sign needs sliding over and straight up and down.
- Al McMahon had no comment.
- Jim Palumbo agrees with Karen and feels sliding it over would be much more visible and cleaner.
- Russ Mitchell agreed and wants the sign positioned straight up and down.

David agreed and indicated he would provide a new drawing to Mark Territo.

Russ Mitchell asked for questions/comments from the public. Hearing none he closed the Case.

Russ requested the applicant return to the next meeting with a new rendition and the Board could potentially approve the electronic sign and sign application at that time.

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn Case #2023-040 – Metropolitan Signs, Inc./America Stores It – 8372 Oswego Road – Special Permit to October 11, 2023.

Motion Carried 6-0

2023-041 – **Splash Car Wash (3) – 7795 Oswego Road – Amended Site Plan. Paul Morgan and Jason Frank, Splash Car Wash appeared before the Board noting they have recently purchased 4 Seasons Car Wash on Oswego Road and would like to make minor improvements and upgrades to the site. This would include an upgrade to the façade, adding five (5) more vacuum stalls, adding a concrete curb island, and upgrading and adding landscaping. Russ Mitchell asked about the dumpster and reminded them the information is in their packets, the enclosure must be the same type of material as the building. Further, Russ stated their submitted amended site plan is not what the Board looks for. They will need to get the original site plan and show the proposed changes on that drawing and resubmit. Paul explained he supplied an as-built drawing, but will speak with his staff and return with the correct drawing. Karen Guinup asked about the shaded gray area(s) and Paul said the dark gray is the new/proposed pieces. Karen noted the landscape beds appear to be installed, and Paul agreed, however mentioned the curbed island is not done. Jim Palumbo asked about the vacuum motor pad and Paul stated they were planning to screen this, although it is a much quieter unit being installed. Jim noted noise is a concern and suggested ornamental grass in this area. Karen asked if vinyl fencing would help with noise and Jim said acoustical fence as an option which helps absorb sound. Paul agreed to look into this and will provide specs. Russ and Karen both stated any detail/cut sheets must be provided.

Russ Mitchell asked for questions/comments from the public. Hearing none he closed the Case.

A motion was made by Karen Guinup seconded by Hal Henty to adjourn Case #2023-041 – Splash Car Wash – 7795 Oswego Road – Amended Site Plan to October 11, 2023.

Motion Carried 6-0

*2023-042 – **Amerco Real Estate Company/U-Haul** (3) – 8015 Oswego Road – Amended Site Plan. Ryan Abruzzo, and Adam Fishel, Marathon Engineering, presented on behalf of the applicant stating they are proposing a 21,000 sq. ft. addition to the existing building and removing an existing garden center. Russ Mitchell noted two items from the Onondaga County Planning Board comments: 1) To speak with the Frank Mazzye, the Town of Clay’s Water Superintendent and; 2) DEC wetland buffer. Ryan explained the DEC is in review of the wetland, but needs SEQR determination from this Board. Russ noted needing written confirmation from the Water Department and the DEC. As well, he should reach out to National Grid regarding a gas line in the back of this site; the Board will need written confirmation from them as well. Russ stated he did like the proposed drawings and provided Ryan with a copy of the County’s comments. As well, Russ requested they meet with the Fire Marshall and obtain their approval prior to hydrant work. Hal Henty asked about lighting and Ryan said there are two poles on the perimeter they’ll be moving to the outer edge. Hal asked they provide photometrics and information on spillage. Michelle Borton asked about SEQR determination and Kathy Bennet recommended the Board declare as Lead Agency for SEQR purposes and asked comments be sent to the Planning Board. Karen Guinup stated on drawings C5.0 and C5.1, both

sheets read 2 of 2, this needs cleaning up. As well, Karen asked about any interior traffic rotation and Ryan explained there is no customer traffic in the building, this is for staff only that will load and stack U-Haul units. Ron DeTota noted abandonment of a portion of the water line and will follow-up with Adam and send sample documents of what he will need.

Russ Mitchell asked for questions/comments from the public. Hearing none he closed the Case.

Michelle Borton read: In the matter of the application of Planning Board Case #2023-042 – Amerco Real Estate Company/U-Haul, I move the adoption of a resolution that the proposed action is an Unlisted Action and it is the Planning Board’s intent to act as Lead Agency for the purposes of SEQ. The Planning Commissioner is directed to circulate a letter stating this intent to all interested and involved agencies, along with Part 1 of the EAF. Further, this letter of intent shall request that each interested or involved agency reply to the Town of Clay Planning Board directly with their comments and concerns on the project. Seconded by Karen Guinup.

A motion was made by Hal Henty seconded by Karen Guinup to adjourn Case #2023-042 – Amerco Real Estate Company/U-Haul – 8015 Oswego Road – Amended Site Plan to October 25, 2023.

Motion Carried 6-0

Public Hearing (Old Business/Open and Adjourned):

Case #2022-036 – **Pizza Hut (3) – 7365 Oswego Road - Amended Site Plan (Adjourned from 8 previous meetings). The applicant requested an adjournment.

A motion was made by Hal Henty seconded Michelle Borton to adjourn Case #2022-036 – 7365 Oswego Road – Amended Site Plan to November 15, 2023.

Motion Carried 6-0

Case #2023-006 – **Emerald Lawn Care/Wetzel Road Properties, LLC (3) – 4663 Wetzel Road – Site Plan (Adjourned from 5 previous meetings). The applicant requested an adjournment.

A motion was made by Hal Henty seconded Jim Palumbo to adjourn Case #2023-006 – Emerald Lawn Care/Wetzel Road Properties, LLC (3) – 4663 Wetzel Road – Site Plan to December 13, 2023.

Motion Carried 6-0

Case #2023-023 – **Starbucks Liverpool – Drive Thru (3) – 7567 Oswego Road – Amended Site Plan (Adjourned from 3 previous meetings). The applicant was not in attendance.

Russ Mitchell asked Mark Territo to send a letter to the applicant requesting they appear at the next meeting, or the Case will be denied without prejudice; Mark agreed.

A motion was made by Karen Guinup seconded by Hal Henty to adjourn Case #2023-023 – Starbucks Liverpool – Drive Thru – 7567 Oswego Road – Amended Site Plan to October 11, 2023.

Motion Carried 6-0

****Case #2023-032 – Renalli Generations, LLC/Sky Zone (3) – 4155 State Route 31 – Amended Site Plan (Adjourned from 1 previous meeting).** James Trasher, CHA, Inc. spoke on behalf of the applicant, stating they are repurposing the old Sears location at the Great Northern Mall, with plans to provide updated landscaping, paint improvements to the front of the building (facing Route 31), new signage, and repairs to the existing sidewalk. Plans are to use the existing loading docks and compactor. James stated the owner is willing to make improvements to some of the asphalt and have filled in a few potholes. Russ Mitchell asked about an access agreement for the ring road and James said there are reciprocal agreements already in place. Russ noted drawing C101 incorrectly references ‘Dunk and Bright.’ James apologized noting he will correct this error. Russ stated he’d like two sets of drawings and wants all items pulled together and it should all be labeled **Renalli’s** and referenced accordingly on each sheet; James agreed to take off any notation of Sears. Russ reminded James that any signage will be approved under a separate sign permit. Russ asked if they would be changing any lighting and will need cut sheets. Hal Henty asked about the poles and James said they would not be changing the poles, but will provide details as requested. Michelle Borton stated clean-up of the drawings is needed as it reads water line, and show sanitary as well as easement and drainage to underground utilities – this should all be consistent. Kathy Bennet stated she would like to have a copy of the cross-access agreement and James agreed to send to her.

Russ Mitchell asked for questions/comments from the public. None received.

A motion was made by Jim Palumbo seconded by Michelle Borton to adjourn Case #2023-032 – Renalli Generations, LLC/Sky Zone – 4155 State Route 31 – Amended Site Plan to October 11, 2023.

Motion Carried 6-0

****Case #2023-029 – Delta Sonic Car Wash/Delta Sonic Car Wash Systems, Inc. (3) – 3627 & 3809 State Route 31 – Site Plan (Adjourned from 3 previous meetings).** Matthew Oates presented on behalf of Delta Sonic noting modifications as follows: The entrance off Route 31 created an internal 4-way intersection that will be stop-controlled, with two separate entrances shown modified to one single access point. The entrance leaving the car wash has been modified to perpendicular, with added guard rails and sidewalks; snow storage is identified; the dumpster enclosure updated, and a larger lighting plan provided. They are in the process of sanitary sewer work and addition of a fire hydrant, as well as discussion of Phase I with NYSDOT and awaiting comments. Russ Mitchell said the Tim Horton’s drive-thru appears as a horseshoe and doesn’t see where it will alleviate traffic. The original suggestion was to move the convenient store. Matthew stated they are trying to preserve the green space in front, but can look at moving closer to the road; he noted they have done a horseshoe design at other locations before. Russ stated the Route 11 location is a traffic mess and as this is 10 acres they have ample space to be sure this is not the same as Route 11. As well, 2x3 sheets should be submitted, the current drawings are hard to read and all looks very congested. Russ noted drawing 501 – dumpster enclosure – will need details provided and be sure to follow the check list information; Matthew agreed to check on this. Karen Guinup asked they put on the notation “powder coated gates”, etc. Hal Henty asked if the light poles are 20’ and Matthew said, yes, mounting height. Al McMahan asked they make improvements to the exiting area of the car wash as he is still concerned with traffic at Tim Horton’s, he feels this is a stacking issue and bottlenecked as it reads. Matthew agreed to look at this area. Jim Palumbo asked about the right turning lane and straight lane at the front and why this couldn’t be one lane. Matthew stated they could eliminate the right turn and would re-look at this area. Russ stated they could potentially widen the lanes. Michelle Borton echoed the same concerns as the Board member and too many conflicts with the traffic. She’d like to see the convenient store moved closer to the front. Michelle asked

about SHPPO sign off and Matthew said he would look into this. She also asked they coordinate adding a fire hydrant with the Fire Department. Karen Guinup notes agreeing with the Board Members on all issues and asked about an area labeled "Patio" and if it is curbed around it. Matthew said, yes, this is an outdoor waiting area. Karen recommended they add bollards, and Matthew said they are looking at railings and traffic-rated bollards. Karen asked they add the dimensions of the six lanes and of the stop sign coming out of the car wash. Further, Karen stated the two lanes exiting, could go to four; Matthew agreed to look at this. Lastly, Karen asked they go through the details of the building as there is an overhead door not labeled and only one door is labeled. Refer to the Fire Department's comments on width. Al suggested if they move the store forward, the right turn in-only could go behind and alleviate people coming in at the other entrance; Matthew agreed to look at this. Ron DeTota spoke noting he agrees with the Board as it is a large site with a lot of complexity. He asked they better identify floor patterns and the caustic sewer extension as mentioned during both hearings – 24" diameter. Matthew said, yes they have agreed to extend 24" down to the area. Ron asked he provide who will be working on this and offered to supply sample documents.

Russ Mitchell asked for questions/comments from the public.

Bob Michaelson, a volunteer firefighter spoke stated he had not received updated site plans and a copy was provided to him. He mentioned overhead signage at the last meeting and doesn't want to see another problem such as by Onondaga Lake; signage should be a correct height for all vehicles.

A motion was made by Michelle Borton seconded by Hal Henty to adjourn Case #2023-029 – Delta Sonic Car Wash/Delta Sonic Car Wash Systems, Inc. - 3627 & 3809 State Route 31 – Site Plan to October 11, 2023.

Motion Carried 6-0

Closed Hearings – (Board/Applicant only):

Case #2023-031 – **Morgan Place Warehouse (3) – 4522 Morgan Place – Site Plan (Adjourned from 1 previous meeting). Jeff Carkner presented noting changes as previously mentioned have been done as follows: Removal of the note reading 'future addition', note on the architect, better details on the dumpster and detail changes on the overflow structure. Russ Mitchell asked about sheet 421 and waste recycling dimensions and the applicant apologized stating the Engineer missed taking this off. Russ asked about the total dimensions on the enclosure and a comment from the Onondaga County Planning Department regarding contacting OCWA regarding the easement and right-of-way. Ron DeTota said this may be an erroneous comment as he's unaware of any of this at that site. Russ noted the 25' setback needs a variance and the applicant said he was told they did not need this. Mark Territo spoke stating one plan had an addition that would need it, but they are no longer doing that, so no variance is needed. Russ stated he wants the dimensions put on and the comment by the Engineer taken off. Ron stated the dumpster enclosure chart doesn't work with what is on the plan as that was a separate project; Jeff agreed to change this. Ron asked he also take off the table dimensions. As well, Ron noted they never updated the parking requirement on sheet L3.0 and is concerned over-excavating the site could lead to pooling of water. Ron mentioned the applicant did submit to the Town Board the sewer extension and this was approved. Lastly, the Attorney, Kathleen Bennett's name is misspelled. Russ reiterated they will need to remove the box, make sure of the engineering piece, add dimensions, update the parking notes, add the square footage of the building, and correct the Attorney's name. He asked if a building color was decided and the applicant said, yes, beige.

Russ Mitchell asked for questions/comments from the public. None received.

Regular Meeting
Planning Board
September 27, 2023

A motion was made by Hal Henty seconded by Karen Guinup to adjourn Case #2023-031 – Morgan Place Warehouse – 4522 Morgan Place – Site Plan to October 11, 2023.

Motion Carried 6-0

New Business:

Signs:

Letters Signs & Specs/Mark Sherman – Walmart Signage Replacement – 8770 State Route 31 - Zoned RC-1, Permit #53,829. Wall signs - The applicant is proposing a total of five wall signs of 298, 41.07, 61.76, 26.66, and 13.47 square feet. The proposed sign will meet the code as a variance was granted for additional signage and square footage on August 13, 2012 (Case decision attached). 2 – Panel changes each side to the freestanding sign, 64 sq. feet total. This sign was also granted a variance on August 13, 2012.

Russ Mitchell stated his disappointment that no one from Walmart was present to discuss the new signage. The Board agreed this sign package needs discussion and representation from someone Walmart. No approval was provided. Mark Territo will contact the applicant.

Sign and Lighting Services, LLC. – Jiffy Lube – 5237 W. Taft Rd. - Zoned RC-1, Permit #53,847. 1 – Freestanding sign - The applicant is proposing a 57.5 square foot freestanding, pole sign. The proposed sign will meet the code as a variance was granted on September 11, 2023.

The Board agreed the proposed sign is too high and this should be a monument sign with the address added. No approval was provided. All is on hold until a new rendering is received. Mark Territo will contact the applicant.

Work Session:

None.

Motion Carried 6-0


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 Al McMahon granting approval to adjourn the meeting at 9: 24 p.m.

Motion Carried 6-0

The next meeting is slated for October 11, 2023

Respectfully Submitted,


Judy Rios
Planning Board Secretary