

**A P P R O V E D**

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 8<sup>th</sup> day of May 2024. The meeting was called to order by Chairman Mitchell at 7:30 P.M. All joined in the Pledge of Allegiance and upon roll being called, the following were:

<b><u>PRESENT:</u></b>	Russ Mitchell	Chairman
	Michelle Borton	Deputy Chair
	Karen Guinup	Member
	Hal Henty	Member
	Al McMahon	Member
	Jim Palumbo	Member
	Paul Graves	Member
	Mark Territo	Commissioner of Planning & Development
	Marie Giannone	Secretary to Planning Board
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineer

A motion was made by Mr. Henty and seconded by Mr. McMahon to approve the minutes of the April 24, 2024 Regular Meeting.

**Motion Carried: 7-0**

**Public Hearings:**

**New Business:**

\*Case #2024-017 – **Brew Team NY, LLC (5)** – 3906 & 3908 Brewerton Road – Special Permit Referral (Drive thru)

The applicant was present to address the board. Brew Team NY will be located at 3906 – 3908 Brewerton Rd which is the former Salvation Army location. Brew Team will be a double lane drive thru only. It is not a typical drive thru – this will have a staff person come to the vehicle with an iPad and take the order before heading thru the drive thru to the pick-up order. No food will be served, only prepackaged muffin top. Drinks will consist of an energy drink and smoothies. This is a pre manufactured building consisting of 510 sq. ft. which will be located to the left of the building (“L” portion of the building) where O’Reilly Auto Parts is located. This is a relatively new concept, about 220 nation-wide, Brew Team has shops in Vestal, New Hartford and Johnstown. The building is on 2.1 acres with driveways on Brewerton Road and South Bay Road. There are three driveways: three on Brewerton Road and one on South Bay Road. Most of the area is wall to wall pavement, and the green space shown on the map is Dept of Transportation right of way. A pre development meeting was held with Mr. DeTota, town engineer, and Mr. Territo, Commissioner of Planning, and they recommended speaking with DOT on the traffic study. The traffic study was sent to NYS and Onondaga County DOT and the

specific comment was to close the northern entrance (as shown on map) and only have three driveways relocating one to South Bay Road. The applicant showed the board a rendering of the building. More green space will be added on Brewerton and South Bay Roads.

Chairman Mitchell asked if the entrance to the small lot will be block off. The applicant said yes and will be converted to green space. Chairman Mitchell said this needs to be shown on the drawing. Also, South Bay Road could be changed to right only to the coffee shop, parking needs to be adjusted so people do not back out into traffic if they are stuck in the queue. DOT may need to place a couple of stop signs.

Chairman Mitchell brought up about leasing/owning this building. Brew City will lease. As the board moves forward with site plan, the owner of the property needs to be present.

Chairman Mitchell said until the board receives comments from DOT, no referral will be given.

Comments/Questions from board:

Mr. Henty asked for the traffic flow document. Brief discussion followed.

Ms. Borton would like to see the lines painted. Applicant agreed. Also, need to see the turning radius analysis.

Mr. Palumbo said we need an updated plan showing the traffic lines and the parking lot being changed. He asked if the two parcels will be subdivided. This will be one site. Discussion among board members about the O'Reilly Building and what it will look like after Brew City locates there.

Mr. Graves asked about car count compared to the other locations. The applicant said 18 – 24 cars for stacking. Other locations did not reach the twenty-four car stacking capacity.

Mr. Palumbo said cars locked in the queue will come up during site plan and could be problematic.

Ms. Guinup stated the board needs:

- ✓ Board needs to be comfortable with circulation
- ✓ Updated drawings with ingress/egress
- ✓ The finished look of the shop
- ✓ Letters from State and DOT
- ✓ Owner needs to be present at site plan review
- ✓ Dumpster needs to match building
- ✓ Block off small parking lot
- ✓ Provide board with aerial view of the Vestal property

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Chairman Mitchell asked if anyone had any questions as this is a public hearing. Hearing none, he closed the public hearing. Motion made by Mr. Henty to adjourn this case to May 22, 2024. Seconded by Ms. Guinup.

**Motion Carried: 7-0**

Case #2024-25 **Hayden Jewelers**, 7647 Oswego Road, Liverpool, NY Permit #54183 for Electronic Sign and Special Permit.

Mr. Jim Hickey of Charles Signs, is present to address the board on behalf of Hayden Jewelers. The applicant is replacing the existing sign with an electronic sign taking off the time and temperature above the current sign. The 7647 Oswego Road address will be placed under the new sign facing both directions North and South replacing the address located at the front building entrance.

Motion made to close public hearing.

Motion by Mr. McMahon: Mr. Chairman: In the matter of the application of the planning board case No. 2024-025 for Hayden Jewelers/Charles Signs 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: It is in keeping with the current use of the space. Seconded by Mr. Palumbo.

**Motion Carried: 7-0**

Motion by Mr. McMahon: Mr. Chairman: In the matter of the application of planning board case No. 2024-025 for Hayden Jewelers/Charles Sign I move the adoption of a resolution using standard form #70 special permit be granted based on a sign location survey by Ianuzi & Romans Land Surveying dated March 7, 2024 and Sign Elevation Drawing dated December 18, 2023 by Charles Signs. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Mr. Palumbo.

**Motion Carried: 7-0**

Motion made by Mr. Palumbo to approve free standing sign on Permit #54,183 for Hayden Jewelers, 7647 Oswego Rd. The sign will have the street address on the bottom of the sign facing north and south matching the existing height of sign to be visible. Seconded by Mr. McMahon.

**Motion Carried: 7-0**

**Charles Sign – Custom Wealth Management (formerly Rockland) – 729 3 Buckley Road Permit #54,095**

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Discussion on the name placement on this monument sign. A flag sign will be mounted for the address on the side of the stone pillars facing both north and south to be visible.

**Old Business:**

\*\*Case #2022-008 – Chick-fil-A, Inc (3) – 3920 Brewerton Road – Special Permit and  
\*\*Case #2022-009 – Chick-fil-A, Inc (3) – 3920 Brewerton Road – Site Plan.

Motion made by Mr. Henty to adjourn Case 2022-008 and Case 2022-009 to July 10, 2024.  
Seconded by Ms. Guinup.

**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.

Motion made by Mr. Graves to adjourn Case 2023-029 to May 22, 2024. Seconded by Mr.  
Palumbo.

**Motion Carried: 7-0**

\*\*Case #2023-052 – Mike Tormey/Buckley Warehouse (3) 4583 Buckley Road, Site Plan

Motion made by Mr. Graves to adjourn Case 2023-052 to June 12, 2024. Seconded by Mr.  
Palumbo.

**Motion Carried: 7-0**

\*\*Case #2024-006 – Tulley’s Good Times/Tulley’s Tenders, Rt 31 (5) Zone Change Referral.

Motion made by Mr. Graves to adjourn Case 2024-006 to May 22, 2024. Seconded by Mr.  
Palumbo.

**Motion Carried: 7-0**

\*\*Case #2024-012 – KRSM Subdivision (Buckley Warehouse) (3) 4583 Buckley Road –  
Preliminary Plat

Motion made by Mr. McMahon to adjourn Case 2024-006 to June 12, 2024. Seconded by Mr.  
Palumbo.

**Motion Carried: 7-0**

Case #2024-013 – KRSM Subdivision – 4583 Buckley Road – Final Plat

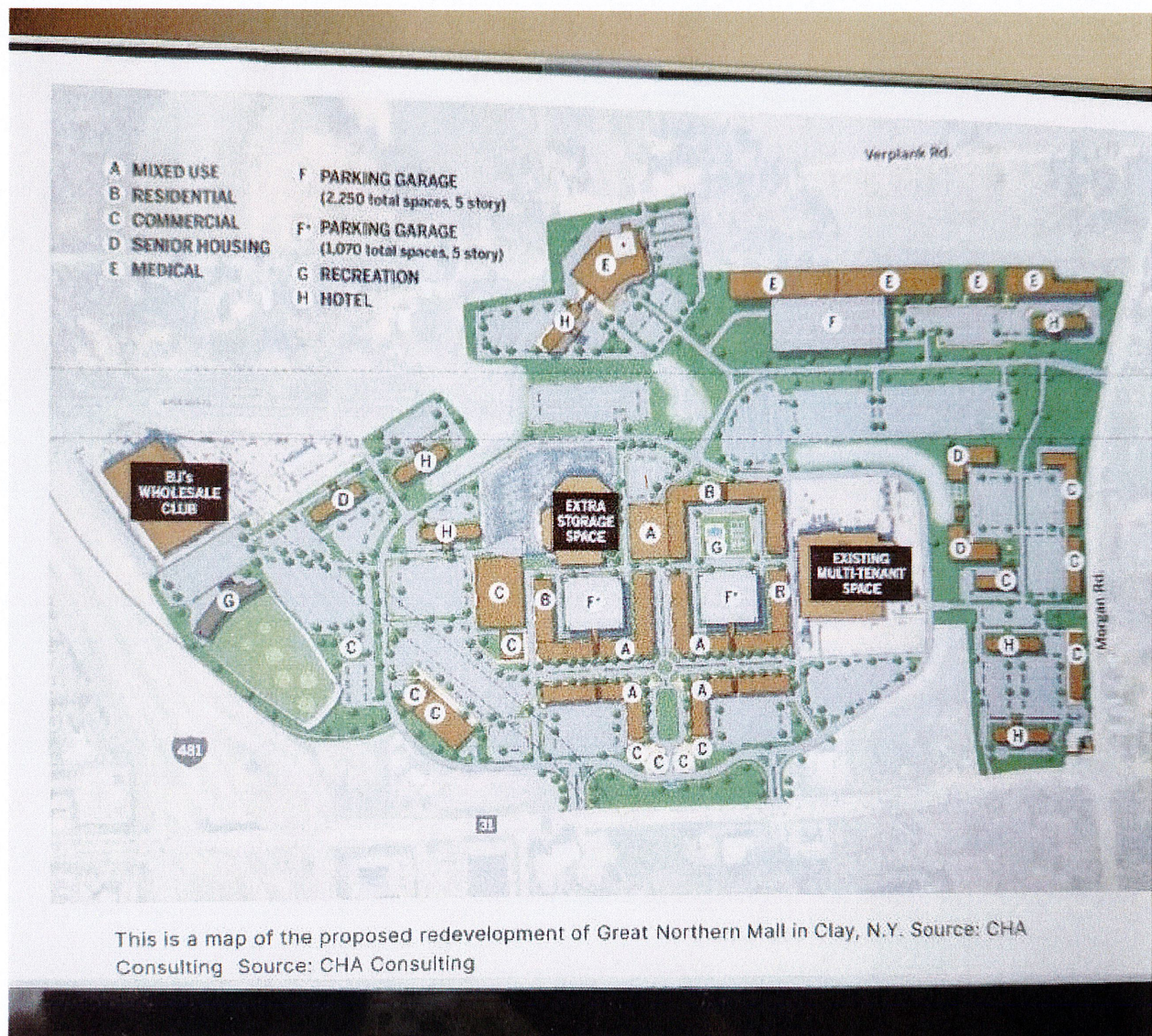


Motion made by Mr. Graves to adjourn Case 2024-013 to June 12, 2024. Seconded by Mr. Palumbo.

**Motion Carried: 7-0**

**Work Session**

\*Case #2024-016 - Great Northern Mall Redevelopment Planned District (5) 4155 State Route 31.



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The developers representing the Great Northern Mall project were present at this work session to present their power point presentation of the proposed plans.

The presentation given by Mr. James Trasher, of Ianuzi & Romans Land Surveying, included:

- Dense housing consisting of four or five mixed-use clusters for a total of about 1,700 market rate and luxury rate apartments and condos. There would be no standalone houses. The plan includes about 200 senior living apartments.
- Hotels: about six hotels with a total of 750 rooms.
- Leasable space: More than 600,000 square feet of retail, community, grocery, restaurant and entertainment space, plus 790,000 square feet of medical and office space.
- Community Square: A community space in the center of the development could host festivals, with a food hall that could serve as an incubator for local restaurateurs.
- Parking: Two, five story parking garages with a total of more than 3,000 parking spaces.
- Remaining buildings include:
  - IHOP
  - BJ's
  - Sears (now Ranalli Distribution)
  - Storage at former Bon Ton
  - Oliver Garden
  - Dunk & Bright will move to the Dick's Sporting Building

Mr. Trasher ended the presentation stating how much time went into this concept, meetings with OCWA and National Grid to have this plan aesthetically pleasing for a street view and higher elevation.

Questions/comments from the board:

- Many detailed discussions with the Town Board to end up with this plan.
- Community Center will be in front
- Fireworks, festivals are considered
- Parking issues
- Parking Garage for tenants will have some type of screening
- Traffic will be looked at by the State and County because traffic is very heavy already in this area
- Pot holes are being filled in on the back entrance to BJ's and the front entrance of the mall
- Working with County on sewers upgrades

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- Lead Agency is Town Board
- Rt 481 exchange will be at Ver Plank Rd
- Initial review of time line for planning board
- Planning Board needs to have copies of all documents as they become available
- Food trucks are very popular and will be included in the future Common area which is a revenue driver
- More pedestrian traffic will create designated walking routes
- Walking and biking are essential
- Wetlands – trying not to disturb these, GPS wetland maps will be provided
- Restaurants added need to be added to narrative on Concept Plan
- EAF needs to show Town Board as Lead Agency
- EAF – permits need to be added
- Medical facility can be relocated if needed
- Managed Care Facility needs to be renamed as this can be associated as assisted living, nursing facility. This will be changed.
- Parking Issues
  - ✓ Control
  - ✓ Restricted for residents only
  - ✓ Reserve parking for visitors
  - ✓ Parking fee
  - ✓ Parking Permits (will be discussed at next meeting)
- Fitness Center
  - ✓ In multiple locations
  - ✓ Possibly above condos
  - ✓ Seniors will have their own facility
  - ✓ Fees for use of facility
- Apartments (not fully designed yet, subject to change)
  - ✓ Ground level will have patios
  - ✓ Some Upper level will have balconies (subject to change)
- Seniors
  - ✓ Being us as a buffer
  - ✓ Seniors are 55+
  - ✓ Amenities such as pickle ball courts, fitness center are geared to the 55+
  - ✓ Safe walkable areas for seniors
  - ✓ Need visitor parking
  - ✓ Club House in planning stage
  - ✓ No fee for club house use
- Page 10 in Concept Plan change Commercial to Development
- Phases of the development what is known today. This update will be given to the board at next meeting.
  - ✓ Hotels in a cluster and are needed
  - ✓ Residential is needed

Work Session adjourned to May 22, 2024



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Motion made by Mr. Henty, seconded by Ms. Guinup to adjourn meeting at 10:10 p.m. Next meeting is May 22, 2024.

Respectfully submitted,

A handwritten signature in blue ink that reads "Marie Giannone". The signature is written in a cursive style.

Marie Giannone  
Planning Board Secretary