

Regular Meeting
Planning Board
May 22, 2024

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 22nd 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:

PRESENT: Russ Mitchell Chairman
Michelle Borton Deputy Chair
Karen Guinup Member
Hal Henty 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

ABSENT: Al McMahan

A motion was made by Mr. Graves and seconded by Mr. Palumbo to approve the minutes of the May 8, 2024 Regular Meeting.

Motion Carried: 6-0

Public Hearings:

New Business:

*Case #2024-020 **J. Alberici & Sons/Laurel Springs Zone Change (5)** – West Taft Road – Zone Change Referral.

Motion made by Mr. Graves to adjourn Case #2024-020 to July 10, 2024. Seconded by Ms. Guinup.

Motion Carried 6-0.

Case #2024-021 – **Sharon Chevrolet Dealership (3) – 3687 State Route 31 – Amended Site Plan

Mr. Joe Durand of TDK Engineering representing the applicant addressed the board. Also present is Mr. Michael Carrow and Mr. Jeffrey Carrow. Mr. Durand stated they are here for amended site plan review, proposing a 5,170 building addition and a parking lot expansion on an 8.94 acre parcel.

Mr. Durand presented highlights of this project:

- Comments have been received from County.
- Sharon Chevrolet project was completed and opened in 2018.
- Came before the Town Board for a zone change to acquire 1.87 acres for expansion for inventory on site, storage, electric vehicle stations and space for excess vehicles.
- Proposed parking lot to the west basically will replicate the stormwater management system moving it to the west. A SWPP has been submitted to Mr. DeTota.
- Total property is 8.94 acres.
- No extension of sewers in the expansion area. This site is on septic with two holding tanks.
- Currently on septic system with no increase in capacity, no increase in number of employees.
- County comments regarding water will be addressed with OCWA regarding easements, rights-of-way, water availability and service options.
- A truck turning pattern has been developed to alleviate trucks parking on Rt. 31.
- Rear access easement will be extended across back of property.
- Twenty Ft. landscape buffer will be maintained.

Chairman Mitchell as what is the purpose of the proposed addition. Mr. Durand said it will be for parts storage, inventory and electric vehicle service area. Mr. Carrow said that Chevrolet is very specific for electric vehicle work areas.

Chairman Mitchell said this is an amended site plan so the board needs to see the size of the building which can be recorded on the elevation sheet.

Chairman Mitchell invited Mr. Durand, Mr. Jeffrey and Michael Carrow along with the White Stone group to a meeting on June 12, 2024 at 9:00 am at Town Hall to discuss future plans regarding sewers and easement connections between the properties.

Questions/Comments from the board members:

Mr. Palumbo said the architectural drawings need dates. Mr. Durand will update.
Mr. Palumbo asked what was approved height of the poles. Mr. Durand said 33 ft., 30 ft pole and 3 ft base, total 33 ft.

Ms. Guinup needs the total height of the building, and a final drawing of the exterior of the building.

Mr. Henty asked if there were going to be changes in the lighting. Mr. Durand said they would be consistent with what is shown. Mr. Henty requested that the lighting would be the same fixtures as now on site.

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Chairman Mitchell said this is a public hearing and asked if there were questions/comments.
None

Chairman Mitchell closed the public hearing. Motion made by Mr. Graves to adjourn this case 2024-021 Sharon Chevrolet to June 12, 2024. Seconded by Mr. Palumbo.

Motion Carried: 6-0

*Case #2024-022 – **Train Hard Fitness I. LLC/Part of Lot 1 Buck Subdivision (5)** 8180
Oswego Rd – Zone Change Referral (Adjourned to July 10)

Motion made by Mr. Henty to adjourn Case #2024-022 to July 10, 2024. Seconded by Ms. Guinup.

Motion Carried: 6-0

Case #2024-027 – **Metropolitan Signs/United Church of Christ (3) – 215 Blackberry Road
– Special Permit

Ms. Borton recused for this case.

Mr. David Razzante, Metropolitan Signs, representing United Church of Christ is present to address the board. This is for one freestanding sign, a reface of an existing 41.6 square free standing sign. The applicant received a special permit for electronic sign, and a variance in April 2024, this sign will meet code.

Chairman Mitchell asked if there were any questions from the public.

A resident asked about the lighting of the sign. Mr. Razzante said it is a LED electronic sign replacing the existing sign in the exact location. The lighting is programmable and can be adjusted.

Chairman Mitchell closed the public hearing.

Mr. Palumbo made the motion: Mr. Chairman: In the matter of the application of the planning board case No. 2024-027 for United Church of Christ Electronic Message Sign, 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. Seconded by Mr. Graves

Motion Carried: 5-0

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Mr. Palumbo made the motion: Mr. Chairman: In the matter of the application of the planning board case No. 2024-027 for United Church of Christ Electronic Message Sign, I move the adoption of a resolution using standard form #70 Special Permit be granted based on a map by Ianuzi & Romans Land Surveying dated February 22, 2022, conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Mr. Graves.

Motion Carried: 5-0

Motion made by Mr. Graves to approve one freestanding electronic message sign on permit #54,220 for United Church of Christ at 215 Blackberry Road. This sign will meet code. Seconded by Mr. Palumbo.

Motion Carried: 5-0

Ms. Borton returns to the meeting.

Old Business:

Case #2023-006 – **Emerald Lawn Care/Wetzel Road Properties, LLC (3) – 4663 Wetzel Road – Site Plan (Adjourned from 11 previous meetings)

Motion made by Mr. Henty to adjourn Case #2023-006 to July 24, 2024. Seconded by Ms. Guinup.

Motion Carried: 6-0

Case #2023-042 – **Amerco Real Estate Company/U-Haul (3) – 8015 Oswego Road – Amended Site Plan (Adjourned from 8 previous meetings)

Motion made by Mr. Palumbo to adjourn Case #2023-042 to July 24, 2024. Seconded by Ms. Guinup.

Motion Carried: 6-0

Case #2023-047 – **Equipment Share – Syracuse (3) – 7481 Henry Clay Blvd. – Site Plan – (Adjourned from 5 previous meetings).

Motion made by Mr. Graves to adjourn Case #2023-047 to July 24, 2024. Seconded by Mr. Palumbo.

Motion Carried: 6-0

*Case #2024-006 - **Tully's Good Times/Tully's Tenders, Rt. 31 (5)** – 3567 Route 31 – Zone Change Referral (Adjourned from 4 previous meetings)

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Motion made by Mr. Henty to adjourn Case #2024-006 to June 12, 2024. Seconded by Ms. Guinup.

Motion Carried: 6-0

Case #2024-009 - **Clay Commons Subdivision/Justin's Canine Care Training Facility (3) – adjacent to Clay Commons Plaza, Oswego Road – Preliminary Plat (Adjourned from 1 previous meeting)

Motion made by Mr. Henty to adjourn Case #2024-009 to July 24, 2024. Seconded by Ms. Borton.

Motion Carried 6-0

Case #2024-010 – **Justin's Canine Campus (3) – Clay Commons Plaza, Oswego Road – Site Plan (Adjourned from 1 previous meeting)

Motion made by Mr. Palumbo to adjourn Case #2024-010 to July 24, 2024. Seconded by Mr. Graves.

Motion Carried: 6-0

*Case #2024-017 – **Brew Team NY LLC (5)** – 3906-3908 Brewerton Road – Special Permit Referral (Drive-thru) (Adjourned from 1 previous meeting).

Motion made by Mr. Graves to adjourn Case #2024-017 to June 12, 2024. Seconded by Mr. Palumbo.

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 11 previous meetings)

Motion made by Mr. Henty to adjourn Case #2023-029 to June 12, 2024. Seconded by Ms. Guinup.

Motion Carried: 6-0

Closed Hearings – Board/Applicant discussions:

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Case #2024-009 – **Justin’s Canine Care Training Facility (3)** – Clay Commons Plaza, Oswego Road – Final Plat

Motion made by Ms. Borton to adjourn case #2024-09 to July 24, 2024. Seconded by Mr. Palumbo.

Motion Carried: 6-0
Work Session

*Case #2024-016 – **Great Northern Mall Redevelopment Planned Development District (5)**
4155 NY Route 31 – (Concept Plan Referral)

Mr. James Trasher, CHA Solutions, gave his power point presentation to the board and discussed his letter of May 17, 2024 with responsive answers to the questions asked at the May 8, 2024 planning board meeting. The response letter follows with comments and questions from board members. Mr. Trasher provided a Work Area Plan, Pedestrian and Bicycle Circulation Plan, Concept Plan and Parking Breakdown.

Letter from Mr. Trasher:

RE: Great Northern Mall Redevelopment PDD Referral; Response to May 8 Work Session Comments

CHA, on behalf of the applicant, would like to thank the board for their insightful comments during our first work session. Below you will find our response to the comments that were provided so we are able to provide the board with collaborative, responsive answers to make our second work session as efficient as it can be. The following are comments that we had heard:

1. Traffic and Access are main concerns of Planning Board. They want an understanding of what NYSDOT and OCDOT are going to do on NYS Route 31, Verplank Road and other corridors in the Town to mitigate traffic with new developments. James Trasher has reached out to both NSYDOT and OCDOT for a meeting to better understand what potential corridor improvements may be anticipated. Once this meeting is set, we will let the Town know in the event that members may want to attend the meeting.
2. There were a number of questions relating to parking which have been broken down below:
 - a. Parking - Requesting more detailed breakdown of parking per building and use (i.e., The Sr. Housing Area (Building D) has adequate parking for residents, but additional parking is required for visitors. A breakdown of the proposed building parking ratios and which lots are anticipated to be used for individual buildings has been provided as an attachment. In reviewing the question regarding visitors, generally visitors will be off hours (cross-utilized) of the commercial/retail and we anticipate adequate parking either on street or in lots for visitors to the residential developments. This is a common and accepted practice within

more urban developments and functions adequately. Specific to the senior housing, we anticipate being able to reserve the first row of parking within the commercial lot to the east of the north south access to allow for visitor parking for the Senior Housing.

- b. Parking - how are parking passes being distributed for garage, are spaces paid for, what is the breakdown of parking in garages for apartments vs. commercial. It is anticipated that garage spaces will be offered to future tenants as an option to their lease. These garage space offerings will be on a sliding scale base on the number of bedrooms within the unit. A potential example of an offering could be:

- Studio Unit- 1 garage space
- One Bedroom Unit- up to 2 garage spaces
- Two Bedroom Unit- up to 3 garage spaces

It is generally anticipated that ground level parking will be available for commercial users and customers and the floors beyond that will be reserved for residential tenants.

- c. Parking - how are you going to monitor parking to make sure residents aren't abusing the on-street parking or lot parking? It is anticipated that time limited on street parking will be instituted to avoid long-term use of on street parking.
3. Wetlands - want to see what is in area that has not been developed. The wetlands field work has been completed and the initial wetland complexes are under review by the development team.
4. Traffic Study - There will be a traffic study needed. The board will want to review the study and potential mitigation required on Verplank, Morgan" It is hoped that Euclid will not be impacted by additional widening that may be required. A traffic study field work is underway and is anticipated to be completed within a month. Once the field work is completed we will have a better understanding of the potential impacts and mitigation which may be needed.
5. Phasing - want to see initial thoughts on Phasing of project. The development team has provided a work area plan as an attachment. While the development team anticipates beginning the project in one location, the reality is that different work areas may development along different timelines based on market and tenant forces. It should be noted that we are currently anticipating an 8 year build out for the project.
6. Ring Road Repair-The owners have been out and confirmed that the work has been completed.
7. Full Environmental Assessment Form - Update the project description. Add information from

8. Walkway & Bike Routes - need to update plan with information. CHA has prepared a pedestrian and bicycle circulation plan to assist the board in understanding how the plan envisions pedestrian and bicycle movement within the site.
9. Balconies - All Sr. Apartments should have patios or balconies. Based on the team's experience with senior luxury apartments, not all users would like to have a balcony or patio. The offerings are diverse to be able to appeal to a wide spectrum of potential tenants.
10. Managed Care Facility vs Senior Housing definition - the comment regarding the use of managed care for the senior housing definition may want to be clarified. The team has discussed this and has updated the narrative to identify the senior housing component will be independent, age restricted (55 and older) living units.
11. New Curb Cuts - A meeting is anticipated with NYSDOT and OCDOT once GTS (the Traffic Consultant) has collected traffic data to discuss our plans and potential new access points.

Discussion/Comments/Questions:

The parking breakdown needs to be on a separate schematic with the number of spaces for each area/entity. The parking spaces should also be broken down by lot.

Pedestrian and Bicycle Circulation Plan – Red lines are sidewalks and blue lines are bicycle lanes. Concern is everything wide enough to handle bike lanes and sidewalks. There are no bicycle lanes at the athletic field as shown on the drawing. This will be addressed and added. Sidewalks should continue on Rt 31. Mr. Trasher has an upcoming meeting with county and this will be discussed.

Can the work area plan be flipped? Mr. Guy Hart said it is highly unlikely that medical would be flipped. The access roads are easily accessible for medical transports as opposed to the front of the complex. Ver Plank Road will be improved.

What is the time frame for the road improvements. Continuing to work with State and County on infrastructure. Updated information will be coming from the traffic study report.

Work Area 1 – first to build? Possibly starting in the back with the medical facilities.

Working with State and County on traffic studies. Will be updated as information becomes available.

The Concept Plan needs to be labeled with color renderings. BJ's should be clouded not brown (color). Will be corrected for next meeting.

On the Pedestrian and Bicycle Plan a green line for vehicle traffic is needed. An overlay could be done showing all three different lines (pedestrian, bicycle, traffic).

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Separate club house for seniors. Everyone who lives there has their own self contained club house/fitness facility.

Discussion on some parcels in this PDD are not part of the development such as BJ's, IHOP, Ranalli Warehouse. Mr. Trasher will have this up to date at the next meeting.

Apartments with and without balconies – this is based on cost and what is affordable to a tenant.

Building G is a community club house, with no parking area. Seniors will not be allowed to use Building G community club house as seniors will have their own in their building.

What will the footprint be for the other buildings that will house retail/commercial and tenants above. Mr. Trasher said they will control the design of the buildings. Possibly senior apartments could have retail/commercial at the lower level of the building.

Parking Breakdown numbers did not add up:

Morgan Rd 788 – 989 difference of 201

Morgan Rd Commercial, Hotel, Senior, parking provided, left off 275

MU10 – 133 – showing 90 Under Morgan Rd

C11 shows 275 under Morgan Rd, shows 90

The square footage does not add up. Mr. Trasher will update the map for the board with a clearer identification of parking by lots.

Parking spaces for tenant averages to 2 spots per unit. Needs to be revised.

Mr. Trasher said in conclusion they will work on parking, changes to the D building as to some retail/commercial on the lower level, more discussion on the patio scenarios.

Motion made by Mr. Graves to adjourn this case #2024-016 to June 12, 2024. Seconded by Mr. Palumbo.

Motion Carried: 6-0

Respectfully Submitted,



Marie Giannone
Planning Board Secretary