

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 14th day of October 2020. The meeting was called to order by Chairman Mitchell at 7:30 PM and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chair
	Michelle Borton	Member
	Hal Henty	Member
	James Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers
	Judy Rios	Secretary
ABSENT:	Allen Kovac	Member

Russ Mitchell opened the meeting by leading the Pledge of Allegiance. A motion was made by Hal Henty seconded by Jim Palumbo granting approval of the minutes from the September 16, 2020 meeting.

Motion Carried 6-0

Public Hearings:

New Hearings:

Open/Adjourned Hearings:

****Case #2020-024 – Amerco Real Estate Company/UHaul (3) – 8015 Oswego Road – Amended Site Plan.** Brett Lindsey presented on behalf of the applicant noting the amended site plan shows modifications of U-Haul units moving up to the grass area and in accordance with Raymour & Flanigan requirements. Brett stated he is in receipt of Onondaga County Planning Board recommendations and items noted, will be resolved. Russ Mitchell stated he was surprised at how many units were being placed and asked (at the next meeting) an enlarged drawing be submitted. Russ also asked if the units could be placed by the old Kmart or Price Chopper buildings. Brett explained over the next 2-3 years Amerco will be taking over the Kmart and Price Chopper buildings for additional inside storage space. Having units outside enhances awareness to the public of inside, climate-controlled storage, thus increasing capacity. Brett mentioned the units in front of Price Chopper are part of the REA and Amerco will not be putting any units on the north side of the building. Brett indicated the approach of 40 units now, is to get the modifications approved rather than coming back for each unit. He is also working with the church as part of the build out. Russ noted that parking will be enforced and if plans are to take parking spaces away, Amerco will need to make accommodations. Onondaga County’s notes indicate the sewer easement and if any digging will be done, they need to contact them. Brett stated he would be doing that. Karen Guinup pointed out the curbing in- tact, however, questioned if there is a cross access. Karen also pointed out she is not in favor of the entrance to get into the units off Route 57; the area is very busy. She is

assuming the storage units are at a maximum amount and Brett said, yes. Karen also stated she tends to agree with the County's comments regarding location of the units on gravel and not wanting any units facing Route 57. She feels they should be put back on the pavement where they were originally, but isn't sure about a special permit; contact the Commissioner of Planning for information. Russ agreed the area is very busy with traffic. Jim Palumbo noted receiving the revised drawings and also not in favor of the appearance of the units from Route 57. He would also like to see the landscaping softened with ornamental grasses and the placement of the units modified. Jim asked if there is an existing curb cut and Brett said yes, the one in front must be removed. Russ noted the sewer easement in front and manhole in front and back; Brett is aware. Michelle Borton stated her preference for placement of the units is in the unused parking spaces. She also agrees with the County comments and with Karen regarding the traffic flow concern; perhaps reducing the number of units would help. Michelle asked if a lighting location had been determined and Brett stated that wall packs will be placed on each of the units. Russ spoke and informed Brett to go back to Amerco and ask them if not permitted here, where else would they put the units and how would the storage units fit. He asked Brett to return to the Planning Board with two (2) options.

Russ Mitchell asked if there were any comments from the public. Hearing none, he adjourned Case #2020-024.

A motion was made by Michelle Borton seconded by Scott Soyster granting approval to adjourn Case #2020-024 to October 28, 2020.

Motion Carried 6-0

****Case #2020-025 – *WellNOW Urgent Care/Rocklyn Commercial, LLC* (3) – SW corner West Taft Road @ Wintersweet Drive – Site Plan.** Steve Calocerinos presented on behalf of the applicant and mentioned Pat Donegan and Mike Bragman, Jr. also in attendance. Steve stated the special permit was approved by the Town Board at the October 5, 2020 Board Meeting and tonight's approval is for the Site Plan. He noted two (2) driveways shown on the site, however, approval for the special permit was for the use of a hospital, which will be a 3,500 sq. ft. building, on 1.4 acres with 18 parking spaces (45 available) and 22'8" in height. Steve indicated all set-backs have currently been met, 140' building and 70' to parking. Steve distributed property revisions drawings made to the project plan to all Board Members and pointed out Mike is working with Ianuzi and Romans Land Surveying to amend the project plan. Further, Steve mentioned one driveway showing further south and the opposite has been removed, this was recently decided but not yet drawn up. The plans will be changed to be consistent with the layout, lighting, landscaping, and grading plans as provided. SWPP information has been submitted to the County for review and after speaking with County D.O.T. there shouldn't be issues with the drainage. Russ questioned the County comments that read 1 gallon to 1 gallon. Ron DeTota said the County is asking about infiltration throughout the site and increase of efficiency to the treatment facility. When developers provide an offset, he defers them to the County since they have a better understanding. As well, the Town retains the County as its service provider. The County looks for a net zero increase being discharged to the system. Russ Mitchell asked if Steve had tried changing the building around and Steve said he had but with the parking needs and frontage, the west side is the most efficient. Russ stated while looking at the PDD, he likes one ingress/egress. He questioned when putting this altogether, what will be done with the internal road network? Steve said they'll be construction off Wintersweet Dr., with the next piece to provide a cross access. With respect to drainage a retention basin was planning to be constructed

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flowing into Onondaga County's main. However, there is a house on that property and cannot be done. Plans are to file for a separate SPDES permit and make accommodations that will ultimately drain to the Taft Rd. ditch. Mike spoke and explained the property to the east is tied-up in an estate and they have no control over it. All storm water will be treated on site and WellNow's 3,500 sq. ft. building shows density decreasing. Russ asked about the dumpster enclosure and details showing a pad, however, not having seen any architectural drawings. Steve indicated they have not yet been returned from the Architect, but anticipates them before the next meeting. Russ reminded him the gates should be powder coated steel and wants them to be amenable for the surrounding neighborhood. Russ also questioned the elevation drawings noting they read 1/4"=1 ft. This is incorrect and needs a revision. The information from the sign company is correct, which reads 1/8"=1 ft. Jim Palumbo spoke noting he would like to see the landscape simplified and be sure they are not doing anything with the trees and view. The foundation plan around the building is good, however, could be a bit denser. Perhaps add a cluster of evergreens. Softening the building and tying all into the existing landscape should help to simplify the plan. Michelle Borton reiterated the entrance/exit and any site lines need to be clear. Her concern is making a left out of the site. Scott Soyster agreed with Michelle and also questioned the current dumpster placement. Steve noted it will need to be turned to provide room for a truck to get in and out with no issues. Scott also asked if there will be a turn-around for an ambulance and Steve said, no, the ambulance will only be pulling in and out. Karen Guinup noted the concept plans with the entrance off Wintersweet and asked if it is directly across from the out parcel to the east? Steve said, no. Karen feels the plans submitted tonight are not complete and appears a proposed new project plan is needed with permission from the Town Board to revise. Further, Karen questioned Ring Road and who would own and be responsible for the parcel? Steve stated the tenant. Ring Road would be owned by Woodside and Rocklyn will own WellNow but lease the property. Karen asked if the parcel is not being sold, does it not include the portion of Ring Road? Mike commented stating the proposal is to sell to Rocklyn. He pointed out on the drawing the request for ingress/egress and access property to maintain. He also stated when the next parcel develops is when the connection will be made. Karen asked if Rocklyn would be paving to the property line and Pat Donegan said they will not be paving to the line. Karen stated there have been issues in the past with who would pave and maintain these types of Ring Roads. Mike spoke stating they have not had conversations about paving, but will do this and come back with answers. Karen said she is looking for assurance for the Town. Clarifying all now will be beneficial in the future. Karen asked what the target date is to open and Pat said summer 2021. Further, Karen read a statement of development use noting paving and landscape has to be completed. Pat commented that all will be done, accordingly. Ron agreed with Karen's concerns, also noting that a letter of credit could be an issue. As for drainage, to understand the situation having one central basin was good as it can regulate the flow. Ron plans to work with the County D.O.T. on this, stating he does not want anything coming back on the Town. Lastly, he reiterated his support for Karen's position, noting it is hard to quantify costs. Pat said the driveway piece may work out to be redesigned. Ron stated Lobelia Lane as an optimal piece and the PDD was a good plan, but must now modify to fit. Karen suggested using Ianuzi's concept plan, and if anything else, to include it now. Jim Palumbo commented regarding the access road indicating he's in favor of this last round as submitted. He feels the vehicle visibility is better and reaction time for drivers would be less. A lengthy discussion ensued about approval and if this item should go to the Town Board for a public hearing. All decided an informal meeting with the Town Board and Mark Territo present, a better option. No Site Plan approval provided.

Russ Mitchell asked if there were any more comments or questions, hearing none he adjourned Case #2020-025.

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A motion was made by Hal Henty seconded by Scott Soyster granting approval to adjourn Case #2020-025 to October 28, 2020.

Motion Carried 6-0

Open/Adjourned Hearings:

**Case #2020-022 – *Resubdivision of Lot No. 2 Syracuse Sand and Gravel, LLC*/Steven J. Mollica, II (3) – 10151 Caughdenoy Road – Preliminary Plat (Adjourned from 2 previous meetings).

The applicant requested adjournment for Case #2020-022.

A motion was made by Hal Henty seconded by Michelle Borton granting approval to adjourn Case #2020-022 to December 9, 2020.

Motion Carried 6-0

Closed Hearings – Board/Applicant Discussions:

Other New Business:

Signs:

Allied Sign Company – *Clay Community Church* – 8650 Morgan Road, zoned RA-100, permit #51,301. The applicant is proposing one freestanding sign of 23.93 sq. ft. when 24 sq. ft. is allowed. The sign will be internally illuminated and meets Town code.

A motion was made by Hal Henty seconded by Scott Soyster granting approval to Allied Sign Company for (1) freestanding sign, per permit #51,391.

Motion Carried 6-0

Work Session

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

A motion was made by Scott Soyster seconded by Michelle Borton granting approval to adjourn the meeting at 9:20 p.m.

The next meeting is slated for October 28, 2020.

Motion Carried 6-0

Respectfully Submitted,


Judy Rios

Planning Board Secretary