

APPROVED

The regular meeting of the Planning Board of the Town of Clay, County of Onondaga was held at the Town Hall located at 4401 State Route 31, Clay, New York on October 23, 2019. Chairman Mitchell called the meeting to order at 7:30 PM. All joined in the Pledge of Allegiance, and upon roll call, the following were:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chairperson
	Michelle Borton	Member
	Hal Henty	Member
	Allen Kovac	Member
	James Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C & S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary

A motion was made by Hal Henty seconded by Michelle Borton to approve the minutes of the October 9, 2019 meeting.

Motion Carried 6-0 Scott Soyster abstained due to his absence from that meeting.

Public Hearings:

****7:30 P.M. Case #2019-032 – *Borrego Solar Systems, Inc.* (3) – 8150 Morgan Road –Site Plan**

Russ Mitchell opened the hearing, Emily Flannigan presented the plan. This is a community solar project. 36 acres. Cedar and spruce trees along Waterhouse. They are asking for one (1) drive on Morgan Road and two (2) drives on Waterhouse. The Town Board asked them to move the interconnection poles.

Russ Mitchell is concerned with the guidance system for the airport, he would like a letter from the airport for the file.

Jim Palumbo there are two points of interconnection, what will the current be. There are two systems, what is the max for each system. The public service commission may ask them to down size. Who controls the system poles, how do you shut them down? Emily said even if one shuts down the other one will still run. Is there a storage system or battery banks? Emily explained that battery banks do not work well in this area, there is an added cost for the storage system.

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There is a 100 ft. wetland buffer; did the Army Corp of Engineers have any other wetlands?
They said no.

What is the life of the Array and who is responsible for decommissioning this farm if it does go out?

There is a 25 year lease term, before construction the Town Engineer comes up with a price and we put up a bond in that amount.

Michelle Borton asked if the applicant had contacted shppo.

Karen Guinup since the plan that you are showing is different from what you are proposing we need an updated plan.

Russ Mitchell asked if there were any comments or questions, hearing none he asked for a motion.

A motion was made by Hal Henty seconded by Karen Guinup to the December 11, 2019 meeting.

Motion Carried 7-0

Old Business:

****Case #2018-055 – David Stoutenger/Cornerstone Church (3) – 8137 Morgan Road – Site Plan (Adjourned from 8 previous meetings)**

A motion was made by Karen Guinup seconded by Al Kovac to adjourn this case to the December 11, 2019 meeting.

Motion Carried 7-0

**** Case #2019-001 – *Georgian Court Expansion* (3) – Site Plan – Georgian Court (just north of Candlelight Circle) (Adjourned from 8 previous meetings)**

Russ Mitchell opened the hearing, Alex Wisnewski of LJR Engineering presented. Adding 24 units. The applicant received a zone change in October of 2018. The covenant allows 96 units; by adding 24 that will make 96 units.

There will be 1 parking space per bedroom, and a 16 bay garage interconnecting the sidewalks. They added detail of the dumpster enclosure. The change in the plan will have no impact on the gas main. They received a no impact letter for endangered species from SHPPO.

Chairman Mitchell asked if there were any more comments or questions, hearing none he closed the hearing and asked for a motion.

A motion was made by Michelle Borton seconded by Karen Guinup using standard form #10 SEQR, for Case #2019-001 – *Georgian Court Expansion* Site Plan – Georgian Court (just north of Candlelight Circle) The proposed action is an unlisted action and does not involve any Federal

Agency. It is further determined the proposed will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons. The proposed action is consistent with planned growth and community character. This will not significantly impact existing transportation systems or utility infrastructure.

Motion Carried 7-0

A motion was made by Michelle Borton seconded by Jim Palumbo to adopt a resolution using standard form # 20 Site Plan Approval for case # 2019-001 – *Georgian Court Expansion* Site Plan – Georgian Court (just north of Candlelight Circle) based on a map by LJR Engineering, PC Dated 2/9/2019 revised 10/10/2019 numbered 1 of 8 and 8 of 8. Lighting detail and plan and 3 sheets of architectural drawings. Conditioned upon all legal and engineering.

Motion Carried 7-0

****Case #2019-025 – *Side Track Enterprises, entryway* (3) – 4975 NYS Route 31 – Amended Site Plan (Adjourned from 2 previous meetings)**

A motion was made by Karen Guinup seconded by Jim Palumbo to adjourn this case to the November 13, 2019 meeting.

Motion Carried 7-0

Closed Hearings :

****Case #2016-013 – *America Stores–It–* (3) Site Plan – Oswego Road (Adjourned from 34 previous meetings)**

A motion was made by Scott Soyster seconded by Al Kovac to adjourn this case to the December 11, 2019 meeting.

Motion Carried 6-0 *Hal Henty abstained*

Public Hearings:

****7:35 P.M. Case #2019-037 – *TC Syracuse Development Associates, LLC* (3) – 7211 and 7219 Morgan Road – Site Plan**

Russ Mitchell explained that the comment period for Zone Change to the Town Board is opened until the end of October; all Correspondence should be directed to the Town Clerk, Secretary to

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the Town Board. He then explained that OCIDA is the lead agency, and they will have a Meeting on SEQR determination on October 31, 2019.

Questions asked of the Town Board at the Combined Meeting, were answered on the Town of Clay web site.

Someone asked about the traffic impact study, and why the Town didn't have someone local to do a new traffic study.

Russ Mitchell explained that the Town Board referred this case to the Planning Board for recommendation. The Planning Board gave a favorable recommendation with comments on traffic. He explained procedure for this meeting. The applicants' representatives will answer questions of the Board and then he will open up the questions of the residents.

Frank Pavia, ESQ. Robert Murray Attorney, George Laigaie of Trammel Crow,Co. , Richard Burrows of Langdan Engineering, Amy Dake, SRF Associates, Kelly Quam Lead Architech.

They began explaining the site; it is 110 acres, abutted by 118 acres zoned industrial. There are 4 parcels along Morgan Road that will not be part of this project. The Building will be 85 ft tall, it will be a secure facility and have an 8 foot high chain link fence, and there will be a guard shack at the entrance for all trucks.

There are 2 driveways across from Raymour and Flannigans for cars only. The next curb cut is right in right out only; the last entrance will be for trucks with a guard shack.

The front door will be the only entrance; all other doors are for emergency exits.

The water drains to the creek, water quality and quantity are being worked on. There will be 5 detentions basins, West side is a dry basin for water quantity, and the bio retention areas are lined to contain the water.

They are working with fire suppression team and the Town of Clay Water Superintendent. National Grid, and County Sewer.

They will use berms and silt fences along residential for sound. 7 to 8 foot berm with a 7 foot solid fence on top of the berm, the berm along the bypass will be 15 feet high with landscape and a 12 foot high wooden fence. Along the Town of Salina and along Sharkeys will be a 15 foot berm.

Amy Dake , traffic engineer of SRF Associates explained the traffic study, The traffic study was done after school began, during morning and evening peak times, as well as shift times. They are working with the County DOT to widen Morgan Road from Commerce Blvd to the first drive. Making the north lane right turn only. Add a thru lane to the Bypass. 2 new traffic signals in front of Raymour & Flannigans.

Truck route will go Morgan Road to the Bypass and directly on to the NYS Thruway.

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Working with CENTRO for public transportation.

Kelly Quam , Lead Architect described the building. 5 stories, metal structure, with metal panels the lower levels are concrete. Smooth upper and corrugated panels below. There is only 1 entrance in front, lots of windows for natural light. Five year growth landscape

Bob Murray, Attorney spoke on the Economic and Community development.

Russ Mitchell thanked the applicant, however the Board was looking to see a Site Plan, he said if this project gets approved and it comes back to this Board we will be looking for a Site Plan including: Exterior renderings, mark N-S-E & W on the plan, a cover sheet including parking required and proposed, drive isles required and proposed, all variances need to be added to the coversheet if they are approved.

There is a water tank on the side of the building we need detail. With the pump station you may want an emergency generator.

Ingress and egress on the Bypass, there is a 36” swing gate is that for truck traffic?

All parking spaces need to be 9.5 X 20 ft. that will need to be corrected on the plan. The fire prevention package was done very well.

Acoustic fence /ply wall fence will it be decorative.

Russ Mitchell opened the questions to the Board.

Hal Henty is concerned about the lighting plan, 40 ft poles , to be that high it looks like there will be spillage on to Morgan Road. That is a safety issue. There will be LED fixtures on the taller poles with house shine shields.

Michelle Borton has the County and State DOT approved the traffic study. Will there need to be land acquisitions to make the traffic improvements.

Scott Soyster asked about noise, where is the sound being generating from HVAC and truck traffic. He said the berms and fences will alleviate some of the noise.

Scott asked how they will regulate the truck noise along the Bypass; he said the noise on the highway is regulated by the State and County DOT. The wood fences and ply wall will help in noise control; the ply wall will be used on the heavier noise areas.

Scott said he doesn't understand why you are directing the trucks to the farthest drive. He said the trucks will go to the farthest drive to avoid offsite queuing of truck traffic. Scott also wondered why they are doing the improvements to Tulip and Vine Street if the trucks won't be going thru the Village. Amy said that is for car traffic.

Al Kovac asked if there will be noise abatement along the Bypass. He added that in Binghamton there are lots of sound barriers, do you think there will be that much noise. Frank said no.

Jim Palumbo asked if the applicant has looked into access agreements of the horseshoe shaped property to the west for car traffic. Frank said he would look into that.

Centro will the busses have a pull off or will they stop in the driving lane, Frank said they will stop in the driving lane; it is too difficult to get back into traffic after pulling over.

Jim asked about snow storage there are 36 acres that will remain untouched. Jim is concerned with snow crushing the landscape. Jim wants to see a sample of the Ply Wall product. He also commented that vinyl fencing is not conducive to sound reduction.

The plantings this site is more conducive to white pines and broader evergreens.

Visualization, demo a little skeptical, they seem distorted, he would like to see an actual image, maybe add balloons to depict the actual height of the building.

Karen Guinup the height of the light poles, we don't need to see the lights from miles away.

Sound barrier there was a case a while back that actually introduced a sound barrier fence.

You need to show the trash compactor on the plan.

All the trucks coming off the thruway, there isn't enough room for them to turn onto the Bypass without obstructing oncoming traffic.

All the improvements being made to the roads, she doesn't like the comment that the locals have to be inconvenienced.

Frank said the County DOT made the decision to have no left turn.

Russ Mitchell said that the Board really wanted a site plan, so the residents could see an actual Site Plan. The next time you are before this Board we want only the sheets with revision dates.

Ron DeTota they should include really good detail and documents. Where ever you make a change with revision date, bubble it so it is easy to see.

Russ opened it up to the residents.

Dave & Gerry Wainio/ excess traffic, toxic fumes, noise

Denise Baker/ snow storage and rerouting traffic in the event of an accident.

Jan Quitzere/ traffic study, police ticketing truck drivers, sewer lines.

Martha Ours/ thruway queuing trucks on Rt. 57, idling trucks on the bridge and noise.

Darlyn Frass/ Flooding on the Bypass, 5 lanes on Morgan Rd., water runoff.

Barry Gordon/ why did the economic sheet stay on the board for so long.

Candice Kravatz/ worried about runoff/ truck traffic/ toxic fumes.

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Gary Pointowski/ who would fill all the jobs.

Mike LaPoint/ concerned about the trees, use a dome.

Elaine Klocek/ truck fumes.

Susan Jenne John/ traffic

Vince Messina/ it's a done deal, CO2 emissions/ OCIDA issues.

Russ Mitchell asked for a motion.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn this case to the 11-13-2019 meeting.

Motion Carried 7-0

A motion was made by Karen Guinup seconded by Al Kovac to adjourn the meeting at 11:10 P.M.

Motion Carried 7-0

Respectfully Submitted



Gloria Wetmore