

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 9, 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
	Mark Territo	Commissioner of Planning & Development
	Ron DeTota	C & S Engineers
	Scott Chatfield	Planning Board Attorney
	Gloria Wetmore	Planning Board Secretary
ABSENT:	Scott Soyster	Member

A motion was made by Karen Guinup seconded by Michelle Borton to approve the minutes of the September 25, 2019 meeting.

Motion Carried 6-0

A motion was made by Hal Henty seconded by Jim Palumbo to approve the minutes of the September 30, 2019 Special Joint Town Board and Planning Board Meeting.

Motion Carried 6-0

Old Business:

****Case #2019-025 – *Side Track Enterprises, entryway* (3) – 4975 NYS Route 31 – Amended Site Plan (Adjourned from 1 previous meeting)**

Russ Mitchell opened the case, Bryan Sotherden presented, and he delivered an as built survey and engineering for the entrance.

Russ Mitchell said there are 5 variances for this site; however none of them are on the plan.

- 1, Add the variances to the plan
- 2, parking needs to have 31 spaces, 29 plus 2 ADA compliant
- 3, dumpster enclosure.

Russ explained that he was absent from the September 11th, 2019 meeting but was under the impression that the applicant was instructed to get an updated as built site plan. Not an as built survey. Tim Coyer of Iannuzi and Romans was present for another case, he said that he could help Mr. Sotherden with an amended as built site plan.

Jim Palumbo explained that the site plan needs to show all the details needed for the Board to make their decision.

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

A motion was made by Al Kovac seconded by Karen Guinup to adjourn this case to the October 23, 2019 meeting.

Motion Carried 6-0

****Case #2019-029 – Nick Avicolti, *Avicolti's* (3) – 7839 Oswego Road – Amended Site Plan (Adjourned from 1 previous meeting)**

Tim Coyer of Ianuzzi and Romans presented the plan. Russ Mitchell asked if the applicant has combined the 3 lots yet, Tim Coyer said no, they are going for the DEC approval then they will combine the lots. Russ Mitchell said the Board is prepared to do a conditional Neg. DEC to get this amended site plan going.

Michelle Borton went over the wetlands delineation and the long form EAF. There were 2 issues that needed to be taken care of.

- Filing for coverage under GP-0-15-002 with the DEC for storm water.
- Adding the County DOT curb cut permit.

A motion was made by Michelle Borton seconded by Jim Palumbo upon review of the information on the EAF, as noted, plus this additional support information: Site plan application filed August 20, 2019, including drawings prepared by Ianuzi & Romans Land Surveying, P.C. Sheet # 1 of 3 dated July 16, 2018; sheet # 2 of 3 dated July 23, 2019 and sheet # 3 of 3 dated July 23, 2019. Considering both the magnitude and importance of each identified potential impact. It is the conclusion of the Town of Clay Planning Board as lead agency that:

Although this project could have a significant adverse impact on the environment, that the impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency.

The Applicant must obtain and comply with all required permits and approvals, including the NYS DEC article 24 Fresh Water Wetlands Permit, OC DOT ingress/egress approval; Town of Clay's acceptance of the project's SWPPP, and SDPES General Permit for storm water discharge from construction activity.

There will, therefore be no significant adverse impacts from the project as conditioned , and, therefore, this conditioned negative declaration is issued.

Motion Carried 6-0

Closed Hearings - Board/Applicant discussions:

*Case #2019-030 – *TC Syracuse Development Associates, LLC*- (5) – Zone Change Referral – 7211 and 7219 Morgan Road (Adjourned from 1 previous meeting)

Russ Mitchell briefly explained the performance standards of the Town Planning Board. He also defined I-1 use from the Zoning Code, and listed the types of uses that can go into this zone. At the Special Joint meeting of the Town Board and the Planning Board there was 55% of the comments for the warehouse. He added that there were 12 letters in favor that came in the mail, all the letters will be attached to the recommendation.

Russ Mitchell explained that Scott Soyster Board Member was absent from this meeting, so he read an e-mail with Scotts recommendation.

Scott Soyster

- My first thought was did it make sense within the general area to rezone the area from Recreational to Industrial. Due to the large industrial along Morgan Road. I feel like this is an appropriate future use of land.
- My next question was on whether the loss of green space would have a major negative impact on the area. So I looked on Google Maps and while there is a reduction in green space there is still significant recreational green space within the immediate area including Onondaga Lake Park, Clay Central Park, Town Park South, and Hopkins Road Softball Park.
- One of the most talked about issues in Central New York is State income and school taxes. Rezoning of this area from recreational to industrial has significant potential to mitigate future tax burdens on the residents in the Town of Clay and Liverpool School District.
- Another issue that is frequently talked about in our community is job opportunities and in my opinion a change from recreational to industrial has the potential to create more jobs at that location than what is currently employed at the golf course.
- For all the above mentioned reasons I am recommending to the Town Board to approve the zone change from Recreational to Industrial at the current location of the Liverpool Golf and Country Club.
- All other concerns that I have heard from Residents and most specifically traffic are matters that should be addressed as part of Site Plan approval.

Regular Meeting
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Jim Palumbo

I recommend that the Town Board consider granting the zone change request for the property of the existing Liverpool Country Club and Golf Course from Recreational to Industrial, as proposed, and I offer the following comments for consideration:

In general, the proposed land use aligns with much of the established industrial properties on Morgan Road and will be similar in character to the Morgan Road Corridor.

The site appears to be adequate in size and location for the intended facility of the proposed zone change. I am confident that any potential site impacts and or challenges for such development of the subject property can be overcome with proper handling during the site plan review and approvals process, by this Planning Board.

Finally, I suggest that the Town Board also review the potential for the neighboring 10.5 acre vacant property, immediately west of the northern edge of the subject property that it might serve as a possible rear lot access. The neighboring parcel fronts onto Route 57 and might facilitate a cars only access agreement for the subject site's employee traffic only.

Al Kovac

Recommends the zone change. Real positive to the economy and the County. I suggest sound abatement to the south of the property, to protect the adjacent home owners.

Hal Henty

In favor of the zone change for land use, needs a buffer to the north. It's a great thing to have industrial in this area.

Michelle Borton

In favor, this use is appropriate for this parcel. As described in Town Zoning Code, the I-1 zone is intended to be compatible with adjacent residential and commercial neighbors. There is enough space on the parcel to comply with setback, screening, stormwater treatment, and other supplemental design requirements for this zone classification. The site is one of the relatively few in the Town and greater area that have robust infrastructure to support an industrial use of this size. It is surrounded by sanitary sewer, municipal water, and other utilities with sufficient capacity, and is near a major interstate with relatively few existing issues. Potential traffic impacts on local and county roads will need to be mitigated, but there are processes in place to address this.

Karen Guinup

In favor, appropriate use. Comments to the Town Board, the road improvements address everything except the Liverpool Bypass and the stretch of Route 57 from the thruway. The bypass hasn't been looked at enough. Trucks take a long time to get moving from a stop, take into

consideration the stacking on Route 57 entering and exiting the Thruway. If there are 10 to 25 trucks during off season, you need to look at the number at peak season.

Russ Mitchell

I am in favor of the zone change based on the following:

Land use considerations.

- Will the I-1 zone based on allowable uses be acceptable- yes
- Is the I-1 zone compatible with neighboring uses- yes
- Can the I-1 zone preserve the community character.- yes

Suggestions to the Town Board, needs to take into consideration when approving or disapproving this zone change.

- Effects of additional traffic and mitigation of same
- Impact on local institutions.

A motion was made by Jim Palumbo seconded by Hal Henty using standard form # 50 zone change recommendation for Planning Board Case# 2019-030 TC Syracuse Development Associates LLC, be granted based on the various comments and considerations provided by the polling of the Planning Board Members.

Motion Carried 6-0 *Scott Soyster was absent however he offered his comments by E-mail.*

New Business:

Signs

Allied Sign Company– Walgreen’s – 7398 Oswego Road

Zoned NC-1, Permit #50,480

4 – Wall signs – The applicant wants to construct four wall signs:

#1) **Sign A1 front elevation** - a 25.74 square foot LED wall sign when 180.2 square feet is allowed;

#2) **Sign B1 front elevation** - a 16.64 square foot LED wall sign when 180.2 square feet is allowed,

#3) **Sign A2 left elevation** - a 74.95 square foot LED wall sign when 310.3 square feet is allowed

#4) **Sign B2 left elevation** - a 16.64 square foot LED wall sign when 310.3 square feet is allowed

1 Freestanding Monument sign 32.13 square feet in size with LED illumination

Regular Meeting
Planning Board
October 9, 2019

This parcel received an Area Variance for additional signage in 1998/ with the condition lights go off at 11 PM.

Add the address number to the monument sign.

The signs will meet code.

A motion was made by Jim Palumbo seconded by Al Kovac to approve the sign as presented.

Motion Carried 6-0

AJ Signs– *Metabolic* – 7608 Oswego Road

Zoned RC-1, Permit #50,482

1 – Wall sign – The applicant wants to construct a 74.75 square foot LED wall sign when 51.2 square feet is allowed. The sign will meet code.

A motion was made by Karen Guniup seconded by Michelle Borton to approve the sign as presented.

Motion Carried 6-0

The Image Press - - *Upstate Heart Institute* – 5112 Taft Road West

Zoned RC-1, Permit #50,499

2 – Wall signs – The applicant wants to construct 2 wall signs:

Sign 1 – Taft Road Side, 91.5 square foot wall sign when 432 square feet is allowed

Sign 2 – Parking lot side, 91.5 square foot sign when 144 square feet is allowed

Both signs will meet code.

A motion was made by Michelle Borton seconded by Karen Guniup to approve the sign as presented.

Motion Carried 6-0

A motion was made Michelle Borton seconded by Karen Guinup to adjourn the meeting at 8:30 P.M.

Motion Carried 6-0

Respectfully Submitted



Gloria Wetmore

September 27, 2019

Town of Clay Planning Board
Russ Mitchell, Chairman
4401 State Route 31
Clay, NY 13041

RECEIVED

OCT 01 2019

**PLANNING AND
DEVELOPMENT**

Re: Trammel Crow, Town of Clay Project

Dear Mr. Mitchell,

We'd like to take this opportunity to formally voice our support for the proposed Trammel Crow project in the Town of Clay. The significance of this project, to develop a 3.7 million-square-foot warehouse and distribution facility at the site of the 111-acre Liverpool Country Club golf course, cannot be overstated.

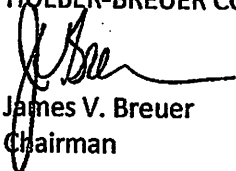
In more than two decades, there has not been a single project within our region with this level of private sector investment. With the proposal to employ more than 1,000 people with an annual payroll of about \$30 million, it holds the potential to create significant economic impact for our regional economy, with countless opportunities for local residents and businesses to benefit from this massive investment.

Hueber-Breuer Construction has been an active member of the Central New York Community, concerned about and invested in its economic health, for almost 150 years. We've been committed to hiring, engaging, and developing our local workforce specific to the construction industry in times of growth and during challenging years of economic downturn. A project such as the facility in Clay will bring myriad construction jobs to Central New York during the building process and continue to provide valuable employment once the facility is operating.

Hueber-Breuer has also been fully engaged in mentoring and supporting a diverse workforce through a concerted outreach effort to help strengthen what often has been a marginalized community. Issues of unemployment and poverty limit our region from realizing its economic potential. If we are to confront and alter the root causes of these persistent challenges, then we must embrace projects like this that create meaningful employment opportunities for those often disconnected. The proposed site is situated along Centro bus routes, and the majority of jobs that this project will create has a low-barrier to entry. More of our region's available workforce will benefit from this employment opportunity and contribute to a thriving regional economy.

The Trammel Crow project represents the possibility of development, growth, diverse employment, engagement, and opportunity. We support it, and urge you to do the same.

Sincerely,
HUEBER-BREUER CONSTRUCTION CO., INC.


James V. Breuer
Chairman

Sincerely,
HUEBER-BREUER CONSTRUCTION CO., INC.


J. Andrew Breuer, LEED AP
President



THE UPSTATE MINORITY ECONOMIC ALLIANCE

OUR MISSION: HARNESSING THE ECONOMIC POWER
OF THE MINORITY COMMUNITY FOR THE BENEFIT OF
THE REGION.

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OCT 01 2019

**PLANNING AND
DEVELOPMENT**

Board members

Me'Shae Brooks-Rolling
Franchise Owner/Operator
EventPrep, Inc.

Calvin L. Corriders
Regional President, Syracuse Market
Pathfinder Bank

Laura Cueva
President/CEO
Interior Innovations

Bishop Ronald Dewberry
Founder & CEO
Center of Hope International, Inc.

Lenora Lott-Paige
Owner
Flower City Monitor Services

Tim Penix
Vice President
SUNY Educational Opportunity Center

Juanita Perez-Williams
Regional Director, NYS Upstate
Workers' Compensation

Rob Simpson
President & CEO
CenterState CEO

Tia Sales
Chief Human Resources Officer
Catholic Charities

Tai Ngo Shaw
President
CNY Uniforms Plus

Administrator

Eileen Collins
Admin-On-Call

September 26, 2019

Town of Clay Planning Board
Russ Mitchell, Chairman
4401 State Route 31
Clay, NY 13041

Dear Chairman Mitchell,

I am writing you this letter is support of the proposed Trammell Crow's project to develop a 3.7 million-square-foot warehouse and distribution facility at the site of the 111-acre Liverpool Country Club golf course, on Morgan Road in the Town of Clay.

This project has the ability to be transformational for our community and would also create a variety of complementary businesses. This project directly aligns with regional strategies outlined in Central New York's Upstate Revitalization Initiative that call for aligning job demand with available workers, addressing the skills gap, creating access to opportunity by locating jobs in proximity to public transit, and investing in the logistics and distribution industry.

I encourage you to support this project and if I can be or my organization be of assistance in this endeavor please let me know.

Thank you for your attention and anticipated support of this vital project.

Calvin L. Corriders

President
Upstate Minority Economic Alliance "UMEA"



214 West First Street
Oswego, NY 13126
Telephone: (315) 343-0057
Facsimile: (315) 342-9403

Thomas W. Schneider
President and Chief Executive Officer
September 30, 2019

RECEIVED

OCT 02 2019

**PLANNING AND
DEVELOPMENT**

Town of Clay Planning Board
Russ Mitchell, Chairman
4401 State Route 31
Clay, NY 13041

Mr. Mitchell,

Allow me to thank you for this opportunity to offer my support of the Trammell Crow project.

Pathfinder Bank is a strong advocate for opportunities to attract business to the region. Therefore, we feel it is essential to formally voice our support for the Trammell Crow project to the Town of Clay Planning Board.

In more than two decades, there has not been a single project within our region with this level of private sector investment. This type of significant warehousing and distribution facility is a unique opportunity to enhance the socio-economic outcomes of our population; but also to, rightly, demonstrate to the broader US economy the critical crossroads in the true centrality of Central New York.

This project directly aligns with regional strategies outlined in Central New York's Upstate Revitalization Initiative that calls for aligning job demand with available workers, addressing the skills gap, creating access to opportunity by locating jobs in proximity to public transit and investing in the logistics and distribution industry. The proposed site is situated along Centro bus routes, and the majority of jobs this project will create offer a low-barrier to entry, enhancing the ability of more of our region's available workforce to directly benefit from these employment opportunities and to contribute to a thriving regional economy.

Thank you for allowing Pathfinder Bank and myself to weigh in. We always stand ready to show our support for the projects and communities we believe in.

Yours truly,

A handwritten signature in black ink, appearing to read "TWS", written over a horizontal line.

Thomas W. Schneider
President & CEO
Pathfinder Bank

TWS/tlc



**CENTERSTATE
CORPORATION FOR
ECONOMIC OPPORTUNITY**

RECEIVED

SEP 26 2019

**PLANNING AND
DEVELOPMENT**

September 25, 2019

Town of Clay Planning Board
Mr. Russ Mitchell, Chairman
4401 State Route 31
Clay, New York 13041

Dear Mr. Mitchell:

I am writing on behalf of CenterState CEO to share our strongest possible support for Trammell Crow's proposed 3.7 million-square-foot warehouse and distribution facility at the site of a 111-acre golf course, the Liverpool Country Club, on Morgan Road, in the Town of Clay.

As the region's leading business and economic development organization, CenterState CEO has long advocated for and pursued opportunities to attract a major warehouse and logistics facility to the region given the significant investments and jobs such a project would bring.

In more than two decades, there has not been a single project within our region with this level of private sector investment. The project - with its proposal to employ more than 1,000 people with an annual payroll of about \$30 million - holds the potential to create significant economic impact for our regional economy, with countless opportunities for local businesses to benefit from this massive investment.

This project also plays directly to our region's infrastructure strengths. Central New York's location at the cross-roads of the northeast, and its multimodal transportation system, would easily support a project of this scale and significance. Additionally, the proposed site is situated along a corridor with some of the region's most successful warehouse and distribution assets.

Issues of unemployment and poverty limit our region from realizing its true economic potential. If we are to truly confront and alter the root causes of these persistent challenges, then we must fully embrace and support projects like this that create meaningful employment opportunities for those often disconnected from the workforce.

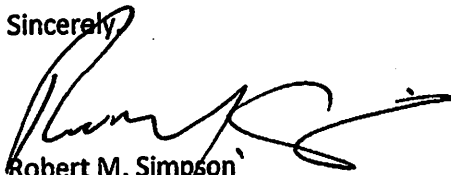
This project directly aligns with regional strategies outlined in Central New York's Upstate Revitalization Initiative that call for aligning job demand with available workers, addressing the skills gap, creating access to opportunity by locating jobs in proximity to public transit, and investing in the logistics and distribution industry. The proposed location is situated along Centro bus routes, and the majority of jobs this project will create have a low-barrier to entry, enhancing the ability of more of our region's available workforce to directly benefit from these opportunities, and to contribute to a thriving regional economy.

We know this region is remarkable in terms of its location, cost of living, and quality of life. But it is our incredible talent that truly sets us apart. This project recognizes these assets and builds on them.

LEADING BUSINESS AND ECONOMIC GROWTH IN CENTERSTATE NEW YORK

I congratulate leaders from Onondaga County and the Town of Clay for helping to create a welcoming environment for this level of business investment. We encourage the thoughtful review of the proposed abatements relative to the anticipated private sector investment. The region's strategic approach to accelerating its logistics sector as well as cultivating a more inclusive regional economy relies on strong partnerships and industry investments within our community. We look forward to the ultimate success of this project and are hopeful for a favorable outcome.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert M. Simpson', written over the word 'Sincerely,'.

Robert M. Simpson
President & CEO

RECEIVED

OCT 04 2019

**PLANNING AND
DEVELOPMENT**

October 1, 2019

Town of Clay Planning Board
Russ Mitchell, Chairman
4401 State Route 31
Clay, NY 13041

Dear Mr. Mitchell:

I am writing to you in support of the proposed zone change request for Tax Map 114.-01-02.3 in the Town of Clay.

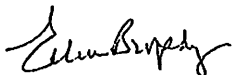
I am a local business owner whose office is located at 1972 Teall Ave in the Town of Salina. We have been in business since 1986 and are family-owned. We presently employ 215 individuals in approximately 100 mile radius of Syracuse that are slightly over minimum wage.

I am excited at the prospect of gaining more than 1000 jobs in our region and the overall positive impact this can have on our community. Syracuse has been lagging and people are leaving for better opportunities elsewhere. The poverty level in Syracuse is, and has been, over 30% which means that roughly one-third of our population isn't helping to support our economy. This number is unacceptable and until we work to get these individuals off of public assistance and paying taxes, we will continue to struggle as a city.

I can also appreciate that projects such as these are often emotional and difficult for everyone to wrap their heads around. I can appreciate they also come with some cause for concern such as transportation issues, green area concerns, noise ordinances, level of pay and quality of the individual. However, the tax benefit to our area is one that cannot and should not be ignored.

I strongly urge you to change the variance so the city of SYRACUSE can become a trend setter for the right reasons.

Very truly yours,



Eileen L. Brophy
President



RECEIVED

October 1, 2019

OCT 04 2019

**PLANNING AND
DEVELOPMENT**

Town of Clay Planning Board
Russ Mitchell, Chairman
4401 State Route 31
Clay, NY 13041

To whom it may concern:

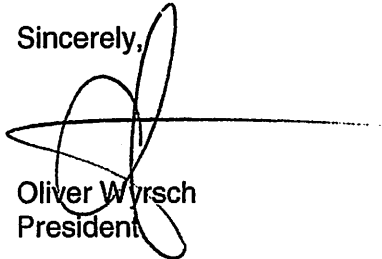
I write to express my support for Trammell Crow's proposed project to develop a 3.7 million-square-foot warehouse and distribution facility at the site of the 111-acre Liverpool Country Club golf course, on Morgan Road in the Town of Clay.

As an employer in Central New York, I am deeply supportive of these types of projects that continue the economic revitalization of our community. While our economy has shown many positive improvements in recent years, we need to continue to support expansions and projects like this, which bring an infusion of private investment and offer employment opportunities for individuals of all skill levels. Moreover, this investment will create numerous opportunities for local businesses to benefit from the construction and long term operations of such a significant facility.

This project also supports regional economic development strategies that call for aligning job demand with available workers, addressing the skills gap, creating access to opportunity by locating jobs in proximity to public transit, and investing in the logistics and distribution industry. The proposed project calls for the creation of jobs with a low-barrier to entry, enhancing the ability of more of our region's available workforce to directly benefit from these employment opportunities and contribute to a thriving regional economy, at a site that is accessible via Centro bus routes.

The business community is deeply excited about this project, and urges your strong support of such a critical investment.

Sincerely,



Oliver Wyrsh
President

INFICON Inc.

Two Technology Place, East Syracuse, NY 13057-9714 USA
Tel: +315.434.1100 Fax: +315.437.3803
www.inficon.com E-mail: reachus@inficon.com



October 3, 2019

Town of Clay Planning Board
Russ Mitchell, Chairman
4401 State Route 31
Clay, NY 13041

RECEIVED

OCT 07 2019

PLANNING AND
DEVELOPMENT

Dear Chairman Mitchell,

Loretto would like to voice its support for Trammel Crow's Town of Clay Project. As a significant employer in Central New York also struggling to find a viable workforce in such a limited unemployment economy, we believe it's critical that the area continue to invest in economic development, as it likely will draw a residual workforce looking for openings in healthcare and other industries. It will be critical to ensure that with this kind of investment we continue to develop skills training and continued education in our public schools and workforce development programs so there's career growth, not simply more entry-level jobs in a market with an increasingly constrained labor pool.

The project - with its proposal to employ more than 1,000 people with an annual payroll of about \$30 million - holds the potential to create significant economic impact for our regional economy, with countless opportunities for local businesses to benefit from this massive investment. It also plays directly to our region's infrastructure strengths, and is situated along a corridor with some of the region's most successful warehouse and distribution assets.

As you are keenly aware, issues of unemployment and poverty limit our region from realizing its true economic potential. If we are to truly confront and alter the root causes of these persistent challenges, then we must fully embrace and support projects like this that create meaningful employment and training opportunities for those often disconnected from the workforce.

This project directly aligns with regional strategies outlined in Central New York's Upstate Revitalization Initiative that call for aligning job demand with available workers, addressing the skills gap, creating access to opportunity by locating jobs in proximity to public transit, and investing in the logistics and distribution industry. The proposed site is situated along Centro bus routes, and the majority of jobs this project will create have a low-barrier to entry, enhancing the ability of more of our region's available workforce to directly benefit from these employment opportunities, and to contribute to a thriving regional economy.

Sincerely,

Dr. Kimberly Townsend
President & CEO
Loretto

RECEIVED

OCT 07 2019

Bonadio & Co., LLP
Certified Public Accountants

October 2, 2019

**PLANNING AND
DEVELOPMENT**

To Whom it May Concern:

My name is Kristen Clark and I am the Managing Partner of The Bonadio Group in Syracuse. I attended the first 2 hours of the combined Town of Clay Board and Planning Board meeting on September 30. I was impressed by the commitment of community members and stakeholders to the future of their respective community. I believe that open forums and civil dialogue are essential to successful forward progress and this meeting, in my opinion, was an example of such productive dialogue. I had intended to speak at the meeting, but unfortunately, I had to leave before I had my opportunity. As such, I am sending you my thoughts in writing for your consideration.

The Bonadio Group is a full-service accounting and consulting firm employing over 100 people in Central New York and approximately 650 more people throughout New York State, primarily in Upstate communities. We believe strongly Central NY will benefit greatly from the proposed Logistics Project in the Town of Clay. This is a strategic project that sets Central New York apart on a state and local level and provides great opportunity for our citizens and businesses. Development begets further development and what's good for business in Upstate NY is good for all of the people who live here.

Jobs creation needs to be a strategic priority in our region if we truly want to tackle our poverty issues. The Bonadio Group represents over 4,500 Central New York business clients in all sectors of the economy, from contractors to professional service providers to health and human service providers. We believe a project like this will benefit a significant number of the organizations we work with, as well as our own firm. There are countless ways a project like this spurs the economy, which, again, is the best solution forward for the citizens in our region. It's true there are a lot of details to be worked out, relative to traffic, specific tenant working conditions, etc., but no significant step forward comes without difficulty. We strongly believe it is worth moving forward and working together to work out the challenges because this is an opportunity we can't let pass us by.

I am happy to discuss our views further. Please feel free to contact me at kclark@bonadio.com or at 565-3648.

Very Truly Yours,

THE BONADIO GROUP



By Kristen M. Clark, CPA

432 North Franklin Street, #60
Syracuse, New York 13204
p (315) 476-4004
f (315) 254-2384

www.bonadio.com

From: Megan Costa MeganCosta@ongov.net
Subject: Planning Project Opportunity - SMTC 2020-2021 UPWP Call Letter
Date: September 26, 2019 at 3:48 PM
To: Megan Costa MeganCosta@ongov.net
Cc: jdagostino@smtcmpo.org, Daniel Kwasnowski DanielKwasnowski@ongov.net



Hello Local Planning Contacts - I wanted to pass along this notice from the local transportation council:

The Syracuse Metropolitan Transportation Council (SMTC) has begun the process of soliciting proposals for the upcoming 2020-2021 Unified Planning Work Program (UPWP). The UPWP identifies the federally funded transportation planning activities that are to be undertaken in the SMTC study area in support of the goals and objectives of the SMTC's 2050 Long Range Transportation Plan.

The Council is now soliciting project ideas from member agencies and municipalities in Onondaga County for transportation related planning studies. Most often, there is no cost to the municipality for this work, making this a unique opportunity to advance or leverage local planning projects.

Projects can range from small scale intersection analyses up to comprehensive planning work and regional systems planning. Projects can look at a variety of modes, including bike/ped, transit and freight, in addition to vehicular travel. For a sampling of the types of projects being done through this program, take a look at some of [SMTC's past studies](#), or view a [summary of recent projects](#).

Please see the attached call letter and proposal form, or visit [SMTC's website](#) for further information regarding the application process. If you are interested in brainstorming or would like assistance in developing a project proposal in your community, please feel free to contact us at SOCPA. The Planning Agency often partners with municipalities to support these projects.

Megan Costa

Megan Hourigan Costa
Syracuse-Onondaga County Planning Agency
megancosta@socpa.net
P: 315.435.8571



SYRACUSE - ONONDAGA COUNTY PLANNING AGENCY





126 N. Salina Street, Suite 100
Syracuse, New York 13202
Phone: (315) 422-5716
Fax: (315) 422-7553
www.smtc-mpo.org

September 25, 2019

Dear Interested Party:

The Syracuse Metropolitan Transportation Council (SMTC) is initiating the process of developing the 2020-2021 Unified Planning Work Program (UPWP) for the Syracuse Metropolitan Area. As you may know, the UPWP identifies the federally funded transportation planning activities that are to be undertaken in the SMTC study area in support of the goals and objectives of the SMTC's 2050 Long Range Transportation Plan, which was adopted in September 2015.

Therefore, the SMTC is seeking your requests for transportation planning assistance for the period of April 1, 2020 to March 31, 2021. Please be advised that UPWP funds cannot be used for property acquisition, site preparation, preliminary engineering, detailed design, operations and management, or construction projects; they are for transportation planning and related activities. All proposed projects must have a municipal sponsor.

All project sponsors shall submit a letter of commitment for the project, indicating the level of effort of in-kind services that your agency will provide (i.e., number of hours/personnel you will commit to assisting the SMTC staff, in addition to what is anticipated for project meetings). Proposals should demonstrate how the desired project will support the community planning goals, transportation system performance goals and objectives, and the advancement of regionally-significant projects identified in the 2050 LRTP.

To assist you in the preparation and appropriateness of projects, a meeting is scheduled for **Wednesday, October 9, 2019, at 10:00 a.m.** at the SMTC. Attendance at this meeting is mandatory for new project proposals. Please RSVP by October 7, to Patricia Wortley, 315.422.5716 or pwortley@smtc-mpo.org, if you plan on attending. If you are unable to attend this meeting and intend to submit a proposal, you must contact the office directly to schedule an individual meeting to discuss your project prior to submission. Proposals submitted without either an individual meeting or attendance at the October 9 meeting are subject to rejection.

The UPWP Project Proposal Form is included for submittal of your proposal(s). An electronic version is also available on the SMTC's web site at <https://smtc-mpo.org/news/>. All proposals must be received by **Wednesday, October 23, 2019, at 4:00 p.m.** Please address proposals to James D'Agostino, Director, SMTC, 126 N. Salina St., Suite 100, Syracuse, NY 13202. Any project proposal received via fax or e-mail may not be accepted without prior arrangements.

Projects will be evaluated by the SMTC Central Staff based on the demonstrated alignment of the proposed project with the community planning goals, regionally-significant projects, and transportation system performance objectives of the SMTC's 2050 LRTP (see part three of the attached application). The final selection of projects for inclusion in the 2020-2021 UPWP by the SMTC Policy Committee will take into account the staff evaluations as well as the available funds and the skills required to complete the projects. Generally, most projects selected for inclusion in the UPWP have expected budgets significantly less than \$100,000 (the small, medium, or large budget ranges are listed in part four of the application); funding for significant projects over \$100,000 will be highly competitive as the SMTC may only be able to fund one such project in a program year. If you have any additional questions on the project selection process, please feel free to contact me at 315.422.5716.

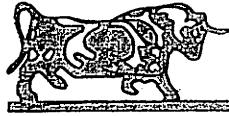
Sincerely,

James D'Agostino, Director

The Metropolitan Planning Organization

Office of the Mayor • Syracuse Common Council • Syracuse Planning Commission • CenterState Corporation for Economic Opportunity • New York State Department of Transportation • New York State Department of Environmental Conservation • New York State Department of Economic Development • New York State Thruway Authority • Office of the County Executive • Onondaga County Legislature • Onondaga County Planning Board • Central New York Regional Transportation Authority • Central New York Regional Planning and Development Board • Federal Transit Administration • Federal Highway Administration

Project Proposal
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OCT 08 2019

**PLANNING AND
DEVELOPMENT**

Town of Clay Planning Board
Mr. Russ Mitchell, Chairman
4401 State Route 31
Clay, New York 13041

Dear Mr. Mitchell,

I am writing on behalf of CenterState CEO to share our strongest possible support for Trammell Crow's proposed 3.7 million-square-foot warehouse and distribution facility at the site of a 111-acre golf course, the Liverpool Country Club, on Morgan Road, in the Town of Clay.

As the region's leading business and economic development organization, CenterState CEO has long advocated for and pursued opportunities to attract a major warehouse and logistics facility to the region given the significant investments and jobs such a project would bring.

In more than two decades, there has not been a single project within our region with this level of private sector investment. The project - with its proposal to employ more than 1,000 people with an annual payroll of about \$30 million - holds the potential to create significant economic impact for our regional economy, with countless opportunities for local businesses to benefit from this massive investment.

This project also plays directly to our region's infrastructure strengths. Central New York's location at the crossroads of the northeast, and its multimodal transportation system, would easily support a project of this scale and significance. Additionally, the proposed site is situated along a corridor with some of the region's most successful warehouse and distribution assets.

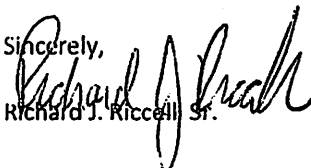
Issues of unemployment and poverty limit our region from realizing its true economic potential. If we are to truly confront and alter the root causes of these persistent challenges, then we must fully embrace and support projects like this that create meaningful employment opportunities for those often disconnected from the workforce.

This project directly aligns with regional strategies outlined in Central New York's Upstate Revitalization Initiative that call for aligning job demand with available workers, addressing the skills gap, creating access to opportunity by locating jobs in proximity to public transit, and investing in the logistics and distribution industry. The proposed location is situated along Centro bus routes, and the majority of jobs this project will create have a low-barrier to entry, enhancing the ability of more of our region's available workforce to directly benefit from these opportunities, and to contribute to a thriving regional economy.

We know this region is remarkable in terms of its location, cost of living, and quality of life. But it is our incredible talent that truly sets us apart. This project recognizes these assets and builds on them.

I congratulate leaders from Onondaga County and the Town of Clay for helping to create a welcoming environment for this level of business investment. We encourage the thoughtful review of the proposed abatements relative to the anticipated private sector investment. The region's strategic approach to accelerating its logistics sector as well as cultivating a more inclusive regional economy relies on strong partnerships and industry investments within our community. We look forward to the ultimate success of this project and are hopeful for a favorable outcome.

Sincerely,


Richard J. Riccelli Sr.

September 28, 2019

RECEIVED

Town of Clay Planning Board

OCT-01-2019

Russ Mitchell, Chairman

**PLANNING AND
DEVELOPMENT**

4401 State Route 31

Clay, NY 13041

Russ


I am writing to you today in support of the proposed project to develop a 3.7 million-square-foot warehouse and distribution facility in Liverpool. This project will have significant positive economic and social impact to Onondaga county. This project will create over 1000 jobs in Onondaga county. The jobs created will help many Onondaga county residents who seek employment or a better paying job. The project will be a means to increase the economic well being of many which will significantly increase the economic health of the area.

I can guess that traffic and congestion is a concern when considering such a project of this magnitude. Having spent my entire life of 63 years (the last 35 years as a Liverpool, NY resident), I have heard these same concerns raised every time a new development project was mentioned. Thank goodness, the leaders of Syracuse, Onondaga county and Towns found ways to continue sound economic development while mitigating concerns of residents.

This proposed project is a game changer for our area. The warehouse being proposed is one of a kind. It is the future of warehousing and how goods will be distributed. It will create national recognition for our area. It will attract other businesses. I believe the 1000+ jobs is a conservative estimate of the economic impact.

I want to thank you for what you do for this area and for reading my letter in support of this project

Sincerely



Paul G. Tremont

4239 Streamwood Drive

Liverpool, NY 13090

From: Mark Territo mterrito@townofclay.org
Subject: FW: Proposed Zoning Change to Liverpool Country Club
Date: October 8, 2019 at 2:32 PM



To: Judy Rios jrios@townofclay.org, Frank C. Pavia fpavia@HarrisBeach.com, Allen Kovac (Aldon7@verizon.net) Aldon7@verizon.net, Hal Henty (halhenty@yahoo.com) halhenty@yahoo.com, Jim Palumbo (jandlpalumbo@verizon.net) jandlpalumbo@verizon.net, Karen Guinup (guinupkmg@aol.com) guinupkmg@aol.com, mborton@twcny.rr.com, Ron DeTota (rdetota@cscos.com) rdetota@cscos.com, Russ Mitchell (lionking825@verizon.net) lionking825@verizon.net, Soyster, Scott (scott.soyster@lmco.com) scott.soyster@lmco.com

Mark Territo
Commissioner of Planning & Development



Town of Clay, New York

4401 State Route 31
Clay, NY 13041

Tel: (315) 652-3800
Email: mterrito@townofclay.org

From: sally silliman <sillysally52@hotmail.com>
Sent: Tuesday, October 8, 2019 2:11 PM
To: Planning <planning@townofclay.org>
Subject: Proposed Zoning Change to Liverpool Country Club

4174 Forestbrook Dr
Liverpool, NY 13090
October 8, 2019

Dear Madame or Sir;

As a resident of the Town of Clay, I would like to make my voice apart of the zoning change discussion concerning the Liverpool Country Club development. I will cover four points here in this document.

First – Traffic

Many have expressed concern about the traffic during commute hours, particularly during 7 am to 8 am and 4 pm to 6 pm. When my husband and I lived in the Long Beach/Los Angeles area of California, large employers were required to operate on staggered shifts which help kept down the number of commuters on the roadways at peak times. So for this operation if their morning shift started at 6 am or 7 am it would reduce the increase of vehicles on Morgan Road during the current 7 am to 8 am. Hopefully, that would also help with the traffic flow from Commerce Blvd. Commerce Blvd needs to addressed even without the zoning change as it currently creates a traffic jam now between 4 pm and 6 pm. Maybe if there was another lane in which right turns from Commerce Blvd. could go to, with a traffic light, this might alleviate the current and future problems. This light would have to be timed such that it would not create problems with the

current light at Liverpool By-Pass and any future light on Morgan Road. Timing of truck entering and leaving the property could also be timed outside of current high traffic times.

Second – Green Space

With the golf course gone, the Town will lose acreage of green space. Would it be possible that the Town could designate some of other area(s) in the township as green space to offset this lost? Also, is it possible for the builders to try and work around some of the mature trees on the property, especially in the construction area, to help maintain the look of green space and support the environment?

Third – Route 81

Many are wondering how the company using this space is going to get to Route 81 as it was listed as a reason for locating at the golf course. If a statement was issued about this concern I think many would appreciate it since it has been mentioned that Tulip Street would need to widen, giving people the idea that trucks would be going that way into Liverpool to Old Liverpool Road for 81 access.

Fourth – In Lieu of Taxes

Instead of reducing the developer's taxes, could something be worked out instead to bring back the Town of Clay Police Force. Over the last few years since the police went away, the quality of life has degraded. For example, with the police force in place, it was rare to see someone under 18 without a helmet when riding their bikes, now it is rare to see them wearing them. In developments with stop signs, it is rare to see someone come to a complete stop and at night, they don't even slow down. Calling the County Sheriffs about a traffic or an ordinance issue results in them shrugging their shoulders and stating they don't know anything about those or do not have the time to put into those matters. Reporting an ordinance issue through the town offices, results in backlash in the neighborhoods at whoever reported the issue. Currently there are many building and property ordinances not being compiled with which an informed town police officers would be able to handle. (Or maybe even a full time or two ordinance officers.)

Thank your consideration in this matter.

SALLY SILLIMAN

Sent from [Mail](#) for Windows 10

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