

Regular Meeting
Planning Board
July 22, 2020

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 July 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
	Ron DeTota	C&S Engineers
	Kathleen Bennett	Planning Board Attorney
	Judy Rios	Secretary

ABSENT: Allen Kovac Member

Russ Mitchell opened the meeting by leading the Pledge of Allegiance. A motion was made by Jim Palumbo seconded by Scott Soyster to approve the minutes from the July 8, 2020 meeting.

Motion Carried 6-0

Public Hearings:

New Business:

****Case #2020-017 – Francis R. Rivette & Barbara E.R. Lucas / Rivette Vista (3) – Black Creek Road – Preliminary Plat.** Francis Rivette spoke noting land he and his sister inherited approximately 11 years ago. They are seeking subdivision approval. Russ Mitchell noted access to water on both Lots as indicated. Karen Guinup asked why the 20’ right-of-way reads temporary on the drawings? Francis noted they are unsure how the balance of land(s) will be developed and the neighbor want to be assured access to the water, which he and his sister want to comply with. Discussion surrounded land access between Lots 1 and 2. Karen Guinup suggested they draft an agreement with the neighbor once it’s determined where the access will be. Francis stated, once conveyed, there will be a contract that ensures them access. Kathy Bennett recommended removal of the word “temporary” and record it properly. Once recorded, should the Lot ever sell, the buyer will have knowledge of this location. All agreed that re-wording from temporary to “*right-of-way subject to relocation*” a better solution. Ron DeTota stated Lot 2 as an item of concern, the drawings shows 40’ of river and a right-of-way in black ink, asking if it were a separate parcel. Francis indicated there are two rights-of-ways, the first being 20’ to the west of the turn around and the area in black ink will become the permanent access to the river. Ron strongly recommended Francis change the line weight on the drawing to red since it could be construed as a small Lot. All agreed. Ron also suggested he change the maps from preliminary to final plat. Michelle Borton asked about dimension and ownership, which Francis said that information is most likely in the abstract, however, he did not have that with him.

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Russ Mitchell closed case #2020-017.

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn this case to August 12, 2020.

Motion Carried 6-0

****Case #2020-018 – *Tactair* (3), 4806 W. Taft Road – Site Plan.** Bob Seigert, Schopfer Architects, presented on behalf of the applicant noting seeking permission to construct a 22,240 sq. ft. addition to the existing manufacturing facility. He mentioned this would be strictly for manufacturing purposes and the roofs will all be matching and align with two 16' additions already on the building. The current building is an aluminum composite front face and the back a pre-engineered vertical siding, the addition will match accordingly. A discussion regarding parking spaces ensued and Bob mentioned all spaces will remain the same. No changes. Russ Mitchell asked if the lighting will stay the same and Bob stated there is no new site lighting. There is one light over the exit door, no other around the building and no changes to the parking lot lighting. Russ stated the big issue will be drainage and read a few of the County comments. He noted them needing a SPDES permit and asked if there are any involved wetlands. Bob indicated they are not adding any plumbing and overall using less water, it will be better insulated, and using less energy. He also stated the County is looking for a SWPPP; a letter is needed from National Grid and the NY Transit providing their approval. Russ also asked Bob change the map size to 2x3 as it is easier to work with, Bob agreed. Michelle Borton asked about the retaining wall details and Bob said they are working on them. Michelle requested Bob show the existing grading on a different plan rather than the L1-3 drawings, Bob agreed. Jim Palumbo referenced sheet L1-3 and seeing no trees left on site, is the intent to remove them all? Bob said yes. Jim asked what they were putting back as he would like to see some trees/vegetation in vicinity of the storm pond. Bob stated this can be done. Karen asked if this was within 500' of the Town of Salina? This question was researched and found, it is not. Karen questioned drawing L1-1 and the parking showing 220 spaces and a future reserved of 263; discrepancy between the two. Bob indicated he would look into the discrepancy. Karen also asked regarding the future spaces and distance between the building, it appears a long way to get to the building. Bob noted a shuttle would be considered to get staff where needed. Bob also pointed out an existing path that is currently used as a means of exercise by current employees. Lastly, Karen suggested they show some lighting in that future reserved parking area. It would not have to be constructed, just in preparation to the future. Russ mentioned photometrics would be needed for the lighting. Ron DeTota spoke noting he's in the process of reviewing the SWPPP documents. He stressed the importance of reaching out to the NY Transit as it relates to the vested interest of the buckeye pipeline. A sign-off will be needed depending on the depth; the pipeline is a concern.

Russ Mitchell closed case #2020-018.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to August 12, 2020.

Motion Carried 6-0

****Case #2020-019 – *Aluzzo Property* (3) – 8302 Oswego Road – Site Plan.** Joe Mastriani presented on behalf of the applicant and distributed a smaller version of the site plan for reference purposes, noting no changes. Russ Mitchell provided a copy of the Onondaga County Planning Board comments. Joe mentioned this property is a small office building and attending Zoning Board meetings in March where

variances for setbacks and reductions were granted. Currently the building is located on a 100-year flood plain. The elevation will be raised where all will be level with the parking area, noting plan P-3. Landscaping is addressed on drawing P-4; the back will be a berm area, with landscaping all around. There are two lights, one on the building, the other in the parking lot to illuminate the spaces. Lighting simulation is shown on drawing GL-1. Russ mentioned, per the County's comments, they do not want any stormwater run-off in their drainage system. Two items remain to be completed 1) coordinate access plan – drainage data to show property development would not interfere with existing stormwater 2) Submission of a lighting plan. Russ mentioned he plans to visit the site and Joe said it is staked out accordingly. Russ asked if a dumpster is needed and Joe said no. Russ also asked about handicap parking and Joe said it is identified on the drawings. Jim Palumbo commented on the handicap parking noting the renderings show ramps and a clear 5' drop, it should show stairs and ramps. Joe stated he would provide a profile of this area. Jim asked it be identified and shown on the site plan. Further, Jim asked about the trees noting he is in favor of river birch trees and would like to see dogwood trees incorporated around the building as well as more native grasses. Russ reminded Joe the handicap spaces need to be placed on the site plan. Hal Henty asked about the lights in the parking lot and Bob provided a graphic detail of the fixtures noting 20' poles. Hal also asked about the driveway approval and Bob stated the County has approved. He'll provide the letter to the Board for record purposes. Michelle Borton mentioned concrete sidewalks showing along the ramps and stairs, Bob said he will include the details of this. Michelle also requested the utility locations be shown and asked where snow banks will be placed; Bob stated the north area of the parking lot. Lastly, Michelle asked Bob include dimensions on parking spaces and drive aisles on the site plan. Jim noted the site plan shows the perimeter of the building and renderings show peaked roofs; this should all be on the site plan. Scott Soyster noted having a difficult time seeing the light pole, and Bob pointed out its location at the bottom of the drawing; he will call it out better. Ron DeTota is concerned with the embankment and would like to have further discussions. As for snow, continuous to the road, the Town needs untethered access to the Town-owned dam, if you have a snow bank, it prohibits the capability to service the structure, should a need arise. The sanitary sewer needs discussion regarding crossing Town of Clay property. Bob stated there is a lateral and Ron noted it is not shown on the drawing. Further, Ron stated the grading rail is a depressed area to southeast of the building and the substance amount of foundation is exposed. All mechanicals have to be 2' above elevation. Bob mentioned all will be located on the first floor in the rear of the building. Ron said he will bring it up with the County. Joe asked if there is a chance of getting a drain easement across the road and Ron stated it is up to the Town Board. Mark Territo asked if there is a basement or crawl space and Joe said no.

Russ Mitchell closed this case.

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn this case to August 12, 2020.

Motion Carried 6-0

Old Business:

****Case #2020-10 – *Dazzling Smiles/James Hagan* (3), 8195 Oswego Road, Amended Site Plan (Adjourned from 1 previous meeting). James Hagan presented circulating 11x17 drawings to Board Members for reference purposes. He mentioned a few minor changes relative to variance setbacks. The Zoning Board granted a side yard variance to allow for a dumpster enclosure and variance for a setback**

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for use of a shed. James noted the relocation of three (3) handicap parking spaces to the front of the door; the number of spaces remain the same.

Russ Mitchell closed case #2020-10.

Scott Soyster read: In the matter of the application of the Planning Board Case #2020-010, 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 for the following reasons: This addition to the existing structure is in line with the development of Oswego Road.

A motion was made by Scott Soyster for SEQR seconded by Michelle Borton.

Motion Carried 6-0

Scott Soyster read: In the matter of the application of Planning Board Case #2020-010, I move the adoption of a resolution using standard form #20-Site Plan, granted based on a map by Hagan Architects, P.C. dated November 21, 2019 revised June 19, 2020 and numbered 1 – 3 and subdivision by Ianuzi & Romans dated February 10, 2014. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: Plan will be updated with approvals granted by the ZBA, to be identified with updated revised date.

A motion was made by Scott Soyster seconded by Karen Guinup.

Motion Carried 6-0

**Case #2020-015 – *Grassland Equipment* (3), 4536 Morgan Plane – Amended Site Plan (Adjourned from 1 previous meeting). Chris Pogge spoke noting changes made for ramp accessibility and a wash pad station added to the Site Plan. Russ Mitchell mentioned the dumpster does not appear on the Site Plan, but is listed on drawing L-101. Sheet L-102 needs to be added to the Site Plan showing the dumpster details and a box showing the Town ordinances for parking and setbacks added to sheet L-101. A separate sheet with details regarding the dumpster should be included and a drawing of what is in the inside of the building. As well, a block noting the lighting details needs to be included. Russ asked regarding the dumpster enclosure and was informed a galvanized chain link fence with slats to be placed in the corner parking lot. Russ explained chain link fences are not typical and the Board prefers a better quality fencing and it match the existing building. Jeff Carkner, property owner stated he could use a PVC-panel type fence, beige, low maintenance with four (4) bollards placed inside the dumpster area, to avoid future damage. All agreed this was a better option.

Russ closed case #2020-015 and requested the applicant return with details and additions to drawings as mentioned.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn this case to August 12, 2020.

Motion Carried 6-0

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**Case #2020-016 – *Praxair, Inc./Praxair Site Improvements* (3), 4580 Morgan Place – Amended Site Plan (Adjourned from 1 previous meeting).

Applicant requested an adjournment. Case adjourned to August 12, 2020.

Closed Hearings – Board/Applicant Discussions: None.

New Business:

Signs:

Russ Mitchell asked for a motion for approval of permit #51,070 Sabre CBD Sign. A few questions were raised about the rendering and covering on the windows, however, all noted the document(s) meet the required parameters.

A motion was made by Scott Soyster seconded by Michelle Borton for sign approval of Permit #51,070.

Motion Carried 6-0

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

A motion was made by Hal Henty seconded by Scott Soyster to adjourn the meeting at 9:42 p.m.

The next meeting is slated for August 12, 2020.

Motion Carried 6-0

Respectfully Submitted,



Judy Rios
Planning Board Secretary