

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 28th 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
	Judy Rios	Secretary
ABSENT:	Allen Kovac	Member
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineers

Russ Mitchell opened the meeting. A motion was made by Hal Henty seconded by Jim Palumbo granting approval of the minutes from the October 14, 2020 meeting.

Motion Carried 6-0

Public Hearings:

New Hearings:

*7:30 p.m. Case #2020-026 – *Liverpool Village Animal Hospital Wellness Center* (5) – 7270 Buckley Road – Zone Change Referral (TB Case #1153). The applicant appeared before the Board and distributed a summary of the zone change proposal for discussion. Plans are to locate a satellite office at 7270 Buckley Road where well-examinations for dog, cats, and other smaller animals could be provided. The facility would not be used for grooming, sick or emergency visits, or over night boarding. All animals would be leashed or confined to an appropriate carrier while on the property. The location is intended to be a low stress environment, for both the pets and their owners, functioning much like it did when it was a physician’s office and low sounds anticipated. Staffing would be from 7:30 a.m. and no later than 8:00 p.m., Monday-Friday and 8:00 a.m. – 2:00 p.m. on Saturday(s). Staff will include 2-3 Veterinarians, 2-Hospital Attendants, 1-Technician and 1-Receptionist. The general layout of the interior of the facility mimics the needs that would be for this practice. With adequate parking and existing 6’ hedge row for privacy purposes, the site is move-in ready for the group. Russ asked how soon they’d like to move in and was told within a month, as there is not much to be done. Russ Mitchell asked where the main office is and was told it is near Heid’s Restaurant in Liverpool. They explained the current location, due to COVID restrictions, is providing curbside pick-up appointments and they are unable to keep up with the demand, which is stressful for staff and pet owners. With winter approaching, this scenario will be harder to accommodate. Jim Palumbo and Scott Soyster noted their family utilizes this animal hospital.

Regular Meeting
Planning Board
October 28, 2020

Karen Guinup spoke with concern to the zone change as it does not seem appropriate for this location. She is also concerned for future business use, should the wellness site close and/or move. As for low noise, Karen feels the noise may be worse with barking dogs in confined cages/spaces in waiting rooms.

Hal Henty asked with the building there does it need variances and Mark Territo said “yes for highway overlay setbacks.” Mark stated the building is 3,500 sq. ft. and the applicant meets the parking requirement with the 30 spaces already there; no variance needed for parking.

Russ read Onondaga County comments noting their objection to HC zoning. Discussion ensued regarding possible zone change to a different code or adding this use to office zoning, however, a new application would need to be submitted. Mark indicated a special permit could be added which would limit the sq. footage of the building to office zone only.

Jim Palumbo agreed and felt the zoning special permit is a good way to move forward with proper conditions set in place for future purpose.

Michelle Borton asked if there would be outdoor fencing and was informed there would be none.

Russ Mitchell closed the hearing.

Michelle Borton read: In the matter of the application of Planning Board Case #2020-026, I move to recommend to the Town Board using standard form #50 zone change recommendation based on the above comments by the Planning Board members.

A motion was made by Michelle Borton seconded by Hal Henty for a zoning referral to Case #2020-026.

Motion Carried 6-0

*7:35 p.m. Case #2020-027 – *Byrne Dairy Morgan Road/Sonbyrne Sales, Inc. (5) – 7426, 7434, 7440 Morgan Road – Zone Change Referral (TB Case #1154)*. Christian Brunelle presented on behalf of Byrne Dairy/Sonbyrne Sales, Inc. Christian noted he is seeking a zone change for a lot on the southeast corner of Morgan and Steelway Blvd. There are four (4) parcels, with three (3) currently owned by the White Family and the other by Holtsberry’s. The intent is to purchase all four parcels, which consists of 6.95 acres. This store will be identical to the one on Buckley Road in Clay. Plans include a (2) bay car wash. Christian stated he’s spoken to WEP and Clay’s water department and all can be handled. Larger trucks will be positioned to the back of the store where fuel dispensers will be housed. Christian explained the parking and lighting chart has been laid out, as shown. He’s also spoken to Marty Voss, Onondaga County, and a traffic study has been submitted. Per Town Board recommendations, a PED crossing will be installed. Russ Mitchell asked about ingress/egress and Christian stated both are unrestricted. Russ stated he liked the aesthetics of the building. Scott Soyster stated he agrees with Russ’s comments and is in favor of the location/zone change. All remaining Board Members agreed in favor.

Russ Mitchell closed the hearing.

Regular Meeting
Planning Board
October 28, 2020

Scott Soyster read: In the matter of the application of Planning Board Case #2020-027, I move to recommend the Town Board using standard form #50 zone change recommendation based on the comments by the Planning Board Members.

A motion was made by Scott Soyster seconded by Michelle Borton granting zoning referral to Case #2020-027.

Motion Carried 6-0

Open/Adjourned Hearings:

**Case #2020-016 – *Praxair, Inc./Praxair Site Improvements* (3), 4580 Morgan Place – Amended Site Plan (Adjourned from 2 previous meetings). The applicant requested withdrawal of their application.

A motion was made by Hal Henty seconded by Scott Soyster Praxair, Inc., Case #2020-016, to withdraw their application.

Motion Carried 6-0

**Case #2020-024 – *Amerco Real Estate Company/UHaul* (3), 8015 Oswego Road – Amended Site Plan (Adjourned from 1 previous meeting). Brett Lindsey presented on behalf of the applicant and explained he's worked with the engineers and units will be put on both sides of the main drive aisle, leaving the north parcel alone. As well, the right turn-off and potential accident risk had the engineers not feeling comfortable and recommendation to move to the middle provides better visibility, thus not congesting Route 57. Russ Mitchell stated this a better location, previously suggested by the Board. Russ received a letter from National Grid about concern of a gas line behind the buildings. Brett indicated there is no intent of going behind the buildings. Russ asked Brett to place that on the drawing, which Brett agreed. Jim Palumbo noted the site plan is correct with overall landscaping provided. Scott Soyster asked if the projected traffic flow could change and Brett said it would not change much. Russ explained the traffic is being redirected. Jim asked if he parking data had been updated and Brett said not to actual regulations. Michelle Borton commented noting the site seems safer than what was previously presented. Karen Guinup stated placement of the pods cleans it up and makes sense. Lastly, Brett asked if the Board was okay with the Landscaping plan and taking out of five (5) pine trees. All agreed.

Russ Mitchell closed Case #2020-024.

Jim Palumbo read: In the matter of the application of the Planning Board Case #2020-024, I move the adoption of a resolution using standard form #10-SEQR, that the proposed action in 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.

A motion was made by Jim Palumbo seconded by Scott Soyster granting SEQR approval.

Motion Carried 6-0

Jim Palumbo read: In the matter of the application of Planning Board Case #2020-024 for Americao Real Estate Co., I move the adoption of a resolution using standard form #20-site plan granted based on a map

Regular Meeting
Planning Board
October 28, 2020

by Marathon Engineering and numbered and dated as follows: V1.0-12/31/2018 (rev. 4/25/19), C2.0-12/31/2018 (rev. 4/30/19), C3.0-10/23/20, C3.1-12/31/18 (rev. 4/30/19), C4.0-2/28/19 (rev. 10/23/20), C4.1-2/28/19 (rev. 10/23/20), and C5.0-12/31/18 (rev. 2/28/19). Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Any other conditions if necessary: The easement for the natural gas line along the rear of the site be documented on the overall site plan, sheet C3.0.

A motion was made by Jim Palumbo seconded by Scott Soyster granting site plan approval.

Motion Carried 6-0

**Case #2020-025 – *WellNOW Urgent Care/Rocklyn Commercial, LLC* (3) – SW corner West Taft Road @ Wintersweet Drive – Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Michelle Borton seconded by Hal Henty granting approval to adjourn Case #2020-025 to November 18, 2020.

Motion Carried 6-0

Closed Hearings – Board/Applicant Discussions:

Other New Business:

Signs:

None.

Work Session


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

A motion was made by Michelle Borton seconded by Scott Soyster granting approval to adjourn the meeting at 8:36 p.m.

The next meeting is slated for November 18, 2020.

Motion Carried 6-0

Respectfully Submitted,


Judy Rios
Planning Board Secretary