

**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 September 25, 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:

<b>PRESENT:</b>	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 Michelle Borton seconded by Jim Palumbo to approve the minutes of the September 11, 2019 meeting

**Motion Carried 6-0** *Russ Mitchell abstained due to his absence from that meeting.*

**Public Hearings:**

**\*\*7:30 P.M Case #2019-026 – Great Northern Holdings, LLC, Star Clay, LLC (Former Bon Ton Store) (3) – 4155 NYS Route 31 – Amended Site Plan**

**\*\*7:35 P.M Case #2019-027 – Great Northern Holdings, LLC, Great Northern Subdivision (3) – 4155 NYS Route 31- Preliminary Plat**

Russ Mitchell Opened both cases, Matt Parnell Council for the applicant and Holly Austin presented the plan. The plan is to subdivide part of the mall, and construct a climate controlled storage facility.

Russ Mitchell asked if there would be out door storage; Mr. Parnell said eventually they will have automobile storage.

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There are chain link fencing surrounding the site, there are gates from the fence do you have permission to use. There are 122 parking spaces, if you need more you will have to go to the ZBA for a variance.

Did you see the County comments; they want to know who owns the water pipes and drainage. Russ Mitchell also wants a sheet Showing all surroundings and uses.

Scott Soyster asked if there would be enough room between the fence and the ring road. He also said the Board needs detail on the fence.

Jim Palumbo asked if the fence will be permanent or moveable. Does the new property line have any setbacks?

Hal Henty Asked if there would be any new light poles, or any new light fixtures. The board will need a Lighting Plan and samples of any new fixtures. Will you be responsible for snow removal? Where will you store the snow? Mr. Parnell said they will pile it up and haul it away if need be.

Michelle Borton How will the flow of traffic go through the gates? Will you repave the parking lot?

She also pointed out that the parking spaces need to be added to the plan and all the signs need to be removed from the plan.

Karen Guniup said that she wants to see a site plan that reflects what the site will be when it is finished. The site plan has to have all the parking spaces, in the proper sizes for the storage of large vehicles, as well as cars.

Will there be dumpsters? Mr. Parnell said no dumpsters, because that encourages people to throw things out that they do not want to dispose of themselves.

Jim Palumbo asked if there will be tractor trailers stored out doors? Mr. Parnell said yes; also campers, boats, and cars.

He asked why the perimeter fence on the ring road could not be moved to the inside of the curb isles. It looks like a construction site.

Mark said the outside storage has to be shielded with landscape; you should add it to the plan now.

Ron DeTota Show all run off, topography all utilities and OCWA mains. The fence and gates may be an issue for emergency vehicles, will they be able to gain access. You need to contact Moyers Corners Fire Department.

There was a lengthy discussion on the number of parking spaces needed and if the applicant will need a variance for parking.

Russ Mitchell asked if there were any more comments or questions, Noel White a business owner said the fence will block some of the back doors at the mall. Mr. Parnell explained that they will not block any doors or loading docks.

Mr. White said that he is in negotiations with sears to buy the building.

Scott Chatfield asked the Chairman if he had looked at the Preliminary Plat? He said there is nothing of use on the Plat. The property has to be subdivided first, and then it has to be filed at the County.

Ron DeTota said the Plat map has to be filed with the County , and the taxes have to be paid for the whole site. As of now there are \$3,000,000.00 plus in taxes and penalties due.

Russ Mitchell asked for a motion.

A motion was made by Hal Henty seconded by Michelle Borton to adjourn both cases to the October 23, 2019 meeting.

**Motion Carried 7-0**

**\*\*7:40 P.M. Case #2019-029 – Nick Avicolti, *Avicolti's* (3) – 7839 Oswego Road – Amended Site Plan**

Russ Mitchell opened the public hearing, Tim Coyer presented the plan, the applicant is working with the TES and the DEC to use the 100 ft buffer and the site is inundated with wetlands. The DEC will not give approval without a Neg Dec from the Town.

Russ Mitchell said they will need a full E A F for a Neg Dec. Tony Fione looked at the early dinner and lunches with the new Bryan and Stratton school going in.

Russ Mitchell said you should look into putting in a cross walk , to make it easier for the students to cross. Everything looks good he doesn't see any problem with the 2 stories on the house. The County wants clarification on easements.

Karen said there were only 2 issues with the County Comments, and they are just modifications.

Michelle Borton asked have the wet lands been delineated. Tim Coyer said yes.

Karen asked if the 3 lots have been combined? Tim said not yet. She also asked if they have the permit from the DEC, Tim Coyer said they can't get the permit until they get the Conditional neg dec from the Town.

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

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn this case to the October 9, 2019 meeting.

**Motion Carried 7-0**

**Old Business:**

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**\*\*Case #2017-031 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons – Commercial Development* (3) Site Plan – NYS Route 31 (Adjourned from 26 previous meetings)**

**\*\*Case #2018-003 – *Widewaters Farrell Road II Company, LLC/Widewaters Commons, (3) - Preliminary Plat – NYS Route 31 (Adjourned from 20 previous meetings)***

A motion was made by Michelle Borton seconded by Al Kovac to adjourn both these cases to the November 13, 2019 meeting.

**Motion Carried 7-0**

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

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn both these cases to the October 9, 2019 meeting.

**Motion Carried 7-0**

**\*\*Case #2018-055 – *David Stoutenger/Cornerstone Church* (3) – 8137 Morgan Road – Site Plan (Adjourned from 7 previous meetings)**

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

**Motion Carried 7-0**

**New Business:**

**\*\*Case #2019-028 – *Great Northern Holdings, LLC, Great Northern Subdivision-(3) – 4155 NYS Route 31- Final Plat***

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn this case to the October 23, 2019 meeting.

**Motion Carried 7-0**

Signs

**Design Shop Signs– *Karate John's – 7608 Oswego Road***

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Zoned RC-1, Permit #50,434

1 – Wall sign – The applicant wants to construct an LED, Internal Illumination wall sign, 26.8 square feet when 30.24 square feet are allowed. The proposed sign will meet the code.  
No red line.

A motion was made by Hal Henty seconded by Scott Soyster to approve the sign as amended.

**Motion Carried 7-0**

**Signage Systems – *Messiah's Church* – 8181 Stearns Road**

Zoned RA-100, Permit #50,370

1 – Freestanding sign - The applicant wants to install a 23.4 square foot freestanding sign.

The proposed sign will meet the code. Add the address number to the sign.

A motion was made by Karen Guinup seconded by Scott Soyster to approve the sign as amended.

**Motion Carried 7-0**

**Work Session**

\*Case #2018-029 - **UR-ban Villages** (5) - PDD Concept Plan referral, NYS Route 31 adjacent to Cicero Border (work session) (Adjourned from 11 previous meetings)

A motion was made by Hal Henty seconded by Al Kovac to adjourn this case to the 11-13-2019 meeting at the request of the applicants.

**Motion Carried 7-0**

A motion was made by Al Kovac seconded by Michelle Borton to adjourn this Meeting at 9:20 PM.

**Motion Carried 7-0**

Respectfully Submitted



Gloria Wetmore