

APPROVED

The Organizational and 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 8th day of January 2020 The meeting called to order by Chairman Mitchell at 7:30 PM. All joined in the pledge of allegiance and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Karen Guinup	Deputy Chair
	Hal Henty	Member
	Michelle Borton	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
ABSENT:	Allen Kovac	Member

Organizational Items for the year 2020

A motion made by Hal Henty seconded by Michelle Borton to appoint C&S Engineers as the Planning Board Engineer for the year 2020.

Motion Carried 6-0

A motion made by Jim Palumbo seconded by Scott Soyster to appoint Scott Chatfield as the Planning Board Attorney for the year 2020.

Motion Carried 6-0

A motion made by Hal Henty seconded by Michelle Borton to appoint Gloria Wetmore as the Planning Board Secretary for the year 2020.

Motion Carried 6-0

A motion made by Hal Henty seconded by Jim Palumbo to approve the Planning Board Meeting Calendar for the year 2020 as follows; January 8,29 February 12, 26, March 11, 25, April 8, 22, May 13, 27, June 10, July 8, 22, August 12, September 16, 30, October 14, 28, November 18 and December 9 ,at 7:30 PM.

Motion Carried 6-0

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A motion made by Hal Henty seconded by Scott Soyster to appoint Karen Guinup as the Deputy Chairperson to the Planning Board for the year 2020.

Motion Carried 6-0

Regular Meeting Items

A motion made by Michelle Borton seconded by Karen Guinup to approve the minutes of the December 11, 2019 meeting.

Motion Carried 6-0

Public Hearings:

New Business:

***7:30 P.M. Case #2019-046 (TB #1149) –Wetzel Road Construction Grade Aggregate Recovery Facility (5) –4530 Wetzel Road – Special Permit Referral**

Russ Mitchell opened the hearing, Norman Ward of CLA Site and Scott Owens of Barrett Paving presented the plan. This project consists of 46 acres in the middle of an I-1 industrial district. Will build a gravel road off Wetzel Road into the site.

Russ Mitchell pointed out the applicant had conflicting information on the EAF, one question said there are not wetlands and one question said yes .6 of an acre.

Mr. Owens explained that the retained water is used for suppression; if they can retain water it will be reused. The water crushing systems work on pressure not the volume of water.

Russ Mitchell said he is worried about particulates getting in the air, as well as the noise levels. Mr. Owens said that when the industry started, the crushers were very clanky, they have changed 60 to 70 percent reduction in noise since 1987. He added that the DEC, EPA, and OSHA all have noise limits.

The machines will only work 40 to 55 days a year.

Jim Palumbo asked if the wetlands were DEC wetlands and if they have been delineated. Mr. Owens said they have been. The only DEC wetland is the small piece .6 located at the bottom of the site. If there are berms connected to the wetlands they will have to be maintained, that is where the challenges lie.

Hal Henty said there would be lots of extra truck traffic on Wetzel Road; it was not built to handle that kind of truck traffic.

Michelle Please explain quantities in the annual report regulated inbound.

Hal Henty asked how they can take in only 2 products.

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Karen Guinup said the TB Special Permit asks for more than two items. Once there is a pile how long does it take to crush a pile? Scott Owens said it depends on which products they are working on, usually 30 to 45 days.

Karen Guinup asked if the Town Board had seen the County comments.

Jim Palumbo said they take asphalt and concrete, there may be rebar and wire mixed in, will it be recycled right away?

Mr. Owens said the crushers have large magnets that grab all the metal, and separate it.

Russ Mitchell asked if there were any more comments or questions.

Dave Martin a resident asked the hours of operation

Mr. Owens said 8-4:30 Monday thru Friday some nights and weekends.

Hearing no more comments or questions Russ Mitchell closed the hearing and asked for Karen Guinups request to get the County Comments to the Town Board.

A motion made by Jim Palumbo seconded by Scott Soyster to get input from the Town Board on the County Comments.

Motion Carried 6-0

****7:35 P.M. Case #2019-049 –Store Your Stuff Storage Facility – Phase II(3)– 8578 Henry Clay Boulevard – Amended Site Plan**

A motion made by Michelle Borton seconded by Karen Guinup to adjourn this case to the January 29, 2020 meeting.

Motion Carried 6-0

****7:40 P.M. Case #2019-050 - Re subdivision Lot 1A Lands of Brown(3)–Corner of Burnet Road and NYS Route 31– Preliminary Plat**

Russ Mitchell opened the hearing, Tim Coyer presented, and lot 1A-2 does not have access to Route 31. Jeff Till of Onondaga County asked to have a note added to the plan “not a buildable lot”.

Hearing no comments or questions Russ Mitchell closed the public hearing, and asked for a motion.

A motion made by Karen Guinup seconded by Scott Soyster to approve the preliminary Plat.

Motion Carried 6-0

A motion made by Michelle Borton seconded by Hal Henty to go to Final Plan.

Case #2019-051 – **Lands of Brown** – NYS Route 31 & Burnet Road – Final Plan

A motion made by Michelle Borton seconded by Hal Henty using standard form #10 SEQR for Case #2019-051 **Lands of Brown** located at NYS Route 31 & Burnet Road 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: The proposed action is consistent with community character and will not have a negative impact on wild life or infrastructure.

Motion Carried 6-0

A motion made by Michelle Borton seconded by Hal Henty using standard form #40 Final Plat be granted for Case #2019-051 **Lands of Brown** located at NYS Route 31 & Burnet Road. Based on a map by Ianuzi and Romans dated November 13, 2019 revised January 8, 2020 and numbered 3105.075 conditioned upon all legal and engineering.

Motion Carried 6-0

Old Business:

**Case #2018-055 – *David Stoutenger/Cornerstone Church* (3) – 8137 Morgan Road – Site Plan (Adjourned from 10 previous meetings)

Bob Abbot, Architect, and Terry Horst presented, Russ Mitchell asked if the retaining wall is stepped, Ms. Horst said yes it follows the grade. Karen Guinup asked to have the lighting and Swppp added to the file.

Ron DeTota said nothing drains to the County right of way. He asked if the applicant had the driveway permit.

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

A motion made by Jim Palumbo seconded by Scott Soyster using standard form #10 SEQR for Case #2018-055 – *David Stoutenger/Cornerstone Church* located at 8137 Morgan Road for Site Plan 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 declaration for the following reasons: It will not have any negative impacts on lighting, noise, visual, etc.

Motion Carried 6-0

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A motion made by Jim Palumbo seconded by Scott Soyster using standard form # 20 Site Plan Approval for Case #2018-055 – *David Stoutenger/Cornerstone Church* located at 8137 Morgan Road based on a map by Maxian & Horst, dated 11/06/2018 revised 12/02/2019 numbered L.1 through L.9 and 11/06/2018 revised 01/23/2019 numbered A1 through A6. Conditioned upon all legal and engineering.

Motion Carried 6-0

****Case #2019-038 – *Clayscapes Pottery, Inc.* (3) – 7426 Morgan Road –Site Plan (Adjourned from 1 previous meeting)**

Russ Mitchell opened the hearing, Neal Zinsmeyer of Napierala Consulting, and applicants Don Seymour, Kim Seymour and their children Andrew and Meghan were present. Mr. Zinsmeyer explained the applicant went before the Zoning Board for an interpretation to clarify the use.

This is a 50,000 square foot warehouse; they will expand their business, loading dock is on the west side of the building.

Russ Mitchell asked if they will be moving their operation to Clay, Mr. Seymour said yes. He asked if they had combined the lots. Kim Seymour said the realtor said the lots would be combined at closing. Russ said the dumpster will have to be moved.

Hal Henty said the 2- 16 foot and 2- 25 foot light poles look good.

Michelle Borton asked about the DEC spill site, Mr. Zinsmeyer said there may have something in the past.

Is there a patio on the site? No there is a Morgan Road address so we put the front door on the Morgan Road side. The address will change to Steelway Blvd.

Scott Soyster on sheet C-4 would the tractor trailers be on site? Mr. Seymour said one or two every other week. Mr. Soyster is concerned about the trucks driving through the parking lot and not having enough room to make the turns. Mr. Seymour explained the deliveries would be made before the business opened. Mr. Zinsmeyer said they can restripe the parking lot.

Karen Guinup said the dumpster enclosure needs to be made of split face block and Ron DeTota, Town Engineer will e-mail you the type of gate we would like everyone to use.

The vinyl fencing doesn't hold up. There is a retail use on your plan where are your parking calculations for retail? What type of exhaust will you have. Mr. Seymour said an internal dust collection system. Will there be any fumes? No fumes just exhaustive heat.

Russ Mitchell said if the applicant didn't need a dumpster, it would save the applicant quite a bit of money, but the trash would have to be stored inside.

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

A motion made by Hal Henty seconded by Jim Palumbo to adjourn this case to the February 12, 2020 meeting.

Motion Carried 6-0

**Case #2019-040 - *Rent-A-Ride/Marc Fernandez* (3) – 8402 Oswego Road – Site Plan
(Adjourned from 2 previous meetings)

Tim Coyer of Ianuzi and Romans presented. They removed the pavement in front of the building. Took out the two employee parking spaces on the south side of the building.

Hal Henty drove past the site on his way to this meeting and there were ten or more rental cars parked on site. That is over the limit of eight, when will the applicant adhere to the limit? Tim Coyer said he would talk to the applicant.

Karen Guinup said the applicant would have to add temporary barriers to keep the cars from driving in front of the entry door.

The applicant will have to submit security in the form of a letter of credit; for Ten Thousand Dollars. The securities will be returned as long as the drive is closed to traffic and seeded by June 01, 2020.

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

A motion made by Scott Soyster seconded by Karen Guinup using standard form #10 SEQR for Case #2019-040 - *Rent-A-Ride/Marc Fernandez* 8402 Oswego Road for Site Plan 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 declaration for the following reasons: This continues the appropriate development along Rt. 57 with only minor modifications to the exterior plan.

Motion Carried 6-0

A motion made by Scott Soyster seconded by Karen Guinup using standard form # 20 Site Plan Approval for Case #2019-040 - *Rent-A-Ride/Marc Fernandez* 8402 Oswego Road. Based on a map by Ianuzi and Romans Land Surveyors P.C. dated 10/11/2019 revised 01/02/2020 and numbered, Cover Sheet, Sheet 1 of 2 and 2 of 2 Conditioned upon all legal and engineering. This approval is also conditioned on the applicant submitting securities in the form of a letter of credit in the amount of ten thousand dollars (\$10,000.00). For the removal of asphalt and seeded as shown on sheet 2 of 2. If the applicant comply by June 01, 2020, he will forfeit the deposit. Also temporary barriers to prohibit traffic along the front of the building.

Motion Carried 6-0

Case #2019-042 – *Chick-fil-A* (5) – 4000 NYS Route 31 – Special Permit Referral (Adjourned from 1 previous meeting)

A motion made by Hal Henty seconded by Scott Soyster to adjourn this case to the January 29, 2020 meeting.

Motion Carried 6-0

****Case #2019-043 – Bonnie Marini/Shear Perfection (3) – 7452 Oswego Road – Amended Site Plan (Adjourned from 1 previous meeting)**

Tim Coyer of Ianuzi and Romans presented the plan; they striped the right in right out only, as per County Comments. The neighbor refused to sign off on moving the road easement to Laurel Lane. Russ Mitchell said if you were ever land locked the County would have to look at the access to Route 57.

Karen Guinup said all the parking is in the back; put a sign up exit to the rear.

Hal Henty said just so you are aware that in the future if you try to sell this property there may be an issue with the easement.

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

A motion made by Michelle Borton seconded by Karen Guinup using standard form #10 SEQR for Case #2019-043 – **Bonnie Marini/Shear Perfection 7452 Oswego Road – Amended Site Plan** 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 declaration for the following reasons: The proposed action is consistent with existing community character and will not negatively impact municipal infrastructure or traffic.

Motion Carried 6-0

A motion was made by Michelle Borton seconded by Hal Henty using standard form # 20 for Case #2019-043 – **Bonnie Marini/Shear Perfection 7452 Oswego Road – Amended Site Plan** approval. Based on a map by Ianuzi and Romans Land Surveyors P.C. dated 10/24/2016 revised 10/16/2019 and numbered sheet 1 of 3, dated 10/24/2019 revised 12/16/2019 sheets 2 of 3 & 3 of 3. Also 1 of 3, 2 of 3, and 3 of 3. First floor plan by B. Dean Johnson dated 09/20/2019. Conditioned upon all legal and engineering. This approval is also conditioned on signage be added to the site indicating that all traffic shall exit to the north of the site.

Motion Carried 6-0

****Case #2019-047 – D.G. New York CS, LLC (3) -4363 Ver Plank Road - Site Plan (Adjourned from 1 previous meeting)**
Russ Mitchell opened the hearing, Janet Ward of D.G. New York CS, LLC presented the plan.

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Ms. Ward brought 24 x 36 plans; she explained the 20 foot landscape buffer, drainage ditch vegetative buffer. Added a note with fire hydrants, decommissioning plans, and culvert designs. Ms. Ward contacted the County to approve the driveway permit and sanitary sewer.

Karen asked about the SPEDES Permit, Ms. Ward said it will be submitted with the building permit. Also the Army Corps Permit needs approval from this Board.

Karen Guinup asked Ron DeTota if the Army Corp would contact the DEC for water quality?

Ron DeTota said he will have comments in approximately three weeks. Elevation of flood plain was in the original packet.

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

A motion made by Hal Henty seconded by Scott Soyster to adjourn this case to the February 12, 2020 meeting.

Motion Carried 6-0

New Business:

Signs

Allied Signs – *Cabinet Styles, Inc.* – 4160 New York State Route 31

Zoned RC-1, Permit #50,607

1 – Wall sign - The applicant is proposing one Internal Illuminated wall sign, 44.66 square feet when 59 square feet is allowed. The proposed sign will meet the code.

2 – Freestanding Signs - change of sign panels for existing marquees. The proposed signs\ will meet the code.

A motion made by Hal Henty seconded by Karen Guinup to approve the sign as presented.

Motion Carried 6-0

Yost Neon Displays, INC. - Gerber Collision & Glass- 8775 Dell Center DR.

Zoned RC-1, Permit # 50,585

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1- Wall sign - The applicant is proposing one Internal Illuminated LED wall sign, 75 square feet when 120 square feet is allowed. The proposed sign will meet the code.

2 – Freestanding Signs - change of sign panels for existing marquees. The proposed signs will meet the code.

A motion made by Michelle Borton seconded by Scott Soyster to approve the sign as presented.

Motion Carried 6-0

A motion made by Jim Palumbo seconded by Scott Soyster to adjourn the meeting at 10:45 P.M.

Motion Carried 6-0

Respectfully Submitted



Gloria Wetmore