

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 9th day of April 2025. The meeting was called to order by Chairman Mitchell at 7:30 P.M. All joined in the Pledge of Allegiance and upon roll being called, the following were:

<u>PRESENT:</u>	Russ Mitchell	Chairman
	Michelle Borton	Deputy Chair
	Karen Guinup	Member
	Jim Palumbo	Member
	Paul Graves	Member
	Al McMahon	Member
	Marie Giannone	Secretary to Planning Board
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	Town Engineer

OTHER: Caitlin Choberka, Project Engineer – C&S Companies
Joe Grispino – Commissioner of Code Enforcement

ABSENT: Hal Henty

A motion was made by Mr. Graves and seconded by Mr. McMahon to approve the minutes of the March 19, 2025 Regular Meeting.

Motion Carried: 6-0.

Public Hearings:

New Business:

*Case #2025-010 – **Northern Credit Union** (5) – 5004-5008 West Taft Road – Special Permit (Referral)

Chairman Mitchell stated that the Northern Credit Union case has not been referred to us from Town Board. This case is withdrawn until a referral is given to this board. The chairman said the town board is looking into zone clarification for this project.

*Case #2025-011 – **McDonald's USA LLC** (5) – 4979 West Taft Road – Special Permit (Referral)

Mr. Joe Frateschi, Harris Beach, is present on behalf of the applicant. Mr. Frateschi said this project is for a McDonald's located in the Wegman Plaza on West Taft Road. The special permit is for a drive thru at this location. Mr. Frateschi said the plans before the board have been revised taking the town board and public's comments made at previous meetings.

Mr. Randy Bebout of Bohler Engineering address the board on behalf of McDonald's. Mr. Bebout addressed the changes made:

Project is 3,700 sq. ft leased from Wegmans

1.3 acres on the southeast corner of the plaza

64 parking spaces are proposed
Increase in green space

Site area includes a side by side drive thru which is two lanes entering, two lanes ordering and goes to one lane leaving. Curb lanes on the north side have changed which now leads traffic to the signalize intersection. Mr. Bebout showed on the plan the curb cuts added for these changes. The zoning for McDonald's is in a RC1 district and the dumpster area is in a LUC-1 district. Views of the restaurant are shown with siding, canopy and signage. Two main entrances are shown, facing west and southwest.

Chairman Mitchell said no referral would be given this evening as one main issue is the circulation problem in this plaza. The chairman would like to have a drawing of the entire site from the traffic signal to Cedarpost showing the entire layout of the plaza including each store location and the entire parking area which includes internal circulation. This should show how McDonald's would interact with the other stores.

Ms. Guinup said this drawing has to be given to all the board members.

Mr. Graves said the reason this plaza is under utilized as stated by McDonald's is because it is so difficult to get around in the plaza because of the internal traffic pattern. Adding more vehicles just creates driving to the other side of the plaza just to get out at the light. Mr. Graves said referencing what the chairman said was to have the medium shown between the two lanes would help to see exactly what we are dealing with as to size as opposed to curbs.

Mr. Palumbo had a question for our attorney Ms. Bennett. Mr. Palumbo asked about the site plan for this project and if an amended site plan is needed for the entire Wegman's site. Mr. Palumbo was referring to the curb cuts that will be added to accommodate McDonald's. This would be included in the site plan for McDonald's but it would not be a change the site plan for Wegmans unless an amended site plan is done. Ms. Bennett, town attorney stated it is the board's prerogative to do an amended site plan for the entire site.

Ms. Guinup discussed the traffic flow with Mr. Bebout. Ms. Guinup showed on the plan moving the traffic from the drive thru in another direction having a "left only" turn which would direct the vehicle back to the traffic signal. Mr. Bebout will look into this. Chairman Mitchell added that is why a schematic will help to visually see this internal traffic pattern.

Chairman Mitchell stated this is a public hearing and asked if there are any questions/comments.

Ms. Sandy Laurenti, 4994 Wintersweet Dr., addressed the board. Ms. Laurenti said 300 petitions were turned in at the town board meeting on April 7, 2025. Her concerns are traffic is backed up at the plaza waiting at traffic signal. Delivery trucks for Wegmans and Olums trucks are using this main entrance. School buses from both Liverpool and North Syracuse are on Cedarpost and West Taft Road. Well Now is busy with the ambulance traffic. Ms. Laurenti said she does not want to look at a big black box directly across the street from her residence. Adults and kids use the cross walk to go to Wegmans. This McDonald's is not like the McDonald's on Rt 57 where it is off to the side and does not interfere with Wegmans. That is a business area and this is a neighborhood area. This area was part of the Parade of Homes. Thank you.

Ms. Erika Gallucci, 5003 Astilbe Path, said at the April 9, 2025 meeting we were informed that the average cars per day is 1,000 cars and at peak times it is 100 cars per hours which is lunch, dinner,

Saturday and Sunday. McDonald's came before the board in 2016 for a one lane drive thru and was rejected by the board. What has changed for McDonald's in nine years favoring a two lane drive thru.

Ms. Debbie Errante, 5056 Roseanne Dr. lives off of Cedarpost (the first right hand turn on Cedarpost). Lot of issues with garbage, dumping, traffic concerns. Also a concern is the issue with the easements that overflow. Blink Fitness is expanding and Olum's is now in this plaza all adding to more vehicles in the parking lot. With the proposed green spaces and curbing being added, this will take away for parking spaces. This is also a destination stop for touring buses. Ms. Errante referenced Rt 11 Starbucks and Chik Fil A in front of the Home Depot Store and the difficulty with traffic. This is a residential area and is very disappointed. Thank you.

Chairman Mitchell stated the Home Depot, Starbucks and Chik Fil A on Rt. 11 is in the Town of Cicero.

Mr. Drew Errante, 5056 Roseanne Dr. is a student at CNS and discussed the speeding traffic around that area. Mr. Errante said there have been many accidents there and it is a very bad situation.

Mr. Tom Fennessy, 5075 Roseanne Dr., asked what will be done with the snow removal. Chairman Mitchell said if this moves forward snow removal would be addressed at site plan review.

Chairman Mitchell said that is a tough corridor at the West Taft Road location with senior housing, Northern credit union and possibly Summit Credit Union may be back at some point in time. The county is very concerned and is not letting ingress/egress on West Taft Road right now. This is a concern for the Inverness Gardens senior housing project as all the traffic will have to go to the traffic signal.

Motion made by Mr. Graves to adjourn case #2025-011 to April 23, 2025. Seconded by Mr. McMahon.

Motion Carried: 6-0.

****Case #2025-012 – Packaging Corp. of America (3) – 4471 Steelway Blvd. – Site Plan**

Mr. George Keer, General Manager of Packaging Corp. of America is present to address the board. The plant was built in 1967 and started operation in 1968. This has always been a packaging corporation plant, making corrugated shipping containers. Mr. Kerr said they are now at capacity and looking to expand with this project.

Mr. Rod Ives, Napierala Consulting, is present to address the board on behalf of Packaging Corp. of America. The applicant is proposing two additions to rear east side of the existing facility; a 32,500 sf addition to the southeast corner of the building and a 725 sf addition to the middle of the eastern side of the building. The 32,500 sf addition will have 15 loading dock bays and will store finished goods. Construction of a 36,600 sf pavement area for adequate truck circulation and construction of a stormwater management system is planned. A new pocket wetland and detention basin will be constructed east of the extended pavement. There are 34 trucks per day and will add 15 trucks.

Chairman Mitchell referred to County comments. Packaging Corp. of America does not have direct access to Morgan Road. A SPDES permit is required as this project cumulatively disturbs one acre or more of land. Any proposed development in, placement of fill in, or drainage of a federal wetland requires appropriate permits from the Army Corp of Engineers. This site has potential for Indiana Bat during the summer season. An acoustic study will be done to see if this wooded area is used during the

summer season. There are no plans to have access to Morgan Road. The applicant will work with our town engineer on the SWPPP.

Chairman Mitchell referred to Drawing No. C-2 Legend Proposed needs to be on the site plan sheet. Sheet size should be 3 x 2. Changes to be made were discussed and corrections will be made.

Ms. Borton indicated the zoning summary is needed. Doorways need to be shown on site plan.

Ms. Guinup asked about the lighting. Mounting height is 27 feet. Ms. Guinup would like to see one site plan for the entire site showing the expansion project. The title sheet C-1 should list all the drawings with the original date and last revision date.

Mr. Palumbo referred back to the Indiana Bat and knowing there will be a disturbance to some habitat. Mr. Palumbo would like to see about two deciduous trees replanted in that area. Mr. Palumbo said even though these trees take years to mature, it is replacing the habitat for the bats in the future. This is due diligence on our part.

Chairman Mitchell said we do not have a site plan in our files which will become our official copy. We need for this site plan to show size of building, parking spaces, lighting and elevations.

Chairman Mitchell said this is a public hearing and asked if there are any questions. None.

Motion made by Mr. Graves to adjourn case No. 2025-012 to April 23, 2025. Seconded by Mr. McMahon.

Motion Carried: 6-0.

****Case #2023-053 – Proposed Hotel at Wegmans Great Northern Site (3) – 3955 State Route 31 – Site Plan (Adj. 4)**

Motion made by Mr. Graves to adjourn case No. 2023-053 to April 23, 2025. Seconded by Mr. McMahon.

Motion Carried: 6-0.

****Case #2024-012 KRSB Subdivision (Buckley Warehouse) (3) – 4583 Buckley Road, Preliminary Plat (Adj. 9)**

And

****Case #2024-013- KRSB Subdivision (Buckley Warehouse) (3) – 4583 Buckley Road, Final Plat (Adj. 7)**

Ms. Alex Samoray is present to address the board. Easement agreements have been provided and signed.

There were no questions from the board. Chairman Mitchell said this is a public hearing and asked if there are any questions from the public. Hearing none, the chairman closed this hearing.

Motion made by Mr. Graves. Mr. Chairman: In the matter of the application of the planning board case No. 2024-012 for KRSM Subdivision Buckley Warehouse, 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. Seconded by Mr. Palumbo

Motion Carried: 6-0

Motion made by Ms. Guinup that we move to final plat on KRSM. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

Motion made by Mr. Graves. Mr. Chairman: In the matter of the application of planning board case No. #2024-013 for KRSM Subdivision Buckley Warehouse, 4583 Buckley Road, I move the adoption of a resolution using standard form #40 Final Plat be granted based on a map by Ianuzi & Romans dated February 2, 2024 with no revision date and file numbered 3120.025. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

****Case #2023-047 – Equipment Share Syracuse (3) – 7481 Henry Cly Blvd. – Site Plan (Adj. 9)**

Motion made by Mr. Graves to adjourn Case #2023-047 to April 23, 2025. Seconded by Mr. McMahon.

Motion Carried: 6-0.

****Case #2024-050 – Pack Rat Storage (3) – 4717 Wetzel Road – Amended Site Plan (Adj. 5)**

Mr. Tim Coyer, Ianuzi & Romans, is present to address the board on behalf of the applicant. Mr. Coyer said a letter was sent to the board with all the changes that were addressed at their previous meeting. Mr. Coyer said they did an amended site plan when first appearing before the board. This is a brand new site plan application showing what is existing with the proposed external storage. Proposed hemlock trees are shown along with a privacy fence along Henry Clay Blvd. Mr. Coyer said two phases are not being done. A new application will be made if and when another phase will be done.

Chairman Mitchell said it is the opinion of this board that the vinyl fence should be placed along the front part from Wetzel to the corner of Henry Clay Blvd. Also it is the opinion of the board to add a berm with trees along Henry Clay Blvd similar to the Spring Storage facility nearby. Chairman Mitchell said the growth of the trees takes time but will hide the storage units and will be aesthetically pleasing.

Ms. Borton asked if there is outdoor storage on the East/West side. Mr. Coyer said yes as it was approved in the first site plan. Ms. Borton said that should be labelled and also labelled “no outdoor storage” in the center area.

Mr. Palumbo addressed the vegetation on the Wetzel Road side. The evergreen green trees are fine but would like to see two or three deciduous trees along with a berm to give some height in that area. Evergreens should be 5 to 6 feet and deciduous trees should be 8 to 10 feet.

Chairman Mitchell said the advertising canvas on the fence needs to be removed.

Ms. Guinup said she strongly recommends to this board that no site plan approval will be given to this project until the owner brings this project up to code. The utility trailer which has advertising on it needs to be removed from site. Mr. Grispino, Code Enforcement Officer, said all the illegal signage needs to be removed.

Chairman Mitchell said this is a public hearing and asked if there are any questions.

Ms. Janet Rathburn asked what can be stored at this storage facility. Mr. Coyer said mostly RVs and trailers but he will provide a complete list for the board.

Motion made by Mr. Graves to adjourn case #2024-050 to May 14, 2025. Seconded by Mr. McMahon.

Motion Carried: 6-0.

****Case #2024-065 – Sears Property (3) – 9417 Horseshoe Island Road – Preliminary Plat (Adj. 3)**

And

****Case #2024-066 - Sears Property (3) – 9417 Horseshoe Island Road – Final Plat (Adj. 3)**

Mr. Ben Harrell, CHA, is present to address the board on behalf of the applicant. Mr. Harrell said this project is for a subdivision. The plan has been revised to have a 5-acre lot and the remainder of the property to remain the same. It is the owner's intention after constructing the single family home on the 5-acre lot to resubdivide again to the original reconfiguration that was shown.

Ms. Borton said the intention is to change the lot lines back as originally intended but in the meantime with this configuration there is a gravel access crossing which would need an easement due to a wetland. Mr. Harrell said yes but the owner would like to have the easement constructed after the home is built in nine months. Ms. Borton said the easement will go from Lot 1 to Lot 2 and should be done before any construction is started.

Ms. Guinup conferring with Ms. Bennett, town attorney, said this easement should be done now.

Chairman Mitchell said this is a public hearing and asked if there are any questions from the public. None.

Motion made by Mr. Graves to adjourn Case #2024-065 and Case # 2024-066 to April 23, 2025. Seconded by Mr. McMahon.

Motion Carried: 6-0.

****Case #2024-070 – Tully's Tenders (3) – 3567 State Route 31 – Site Plan (Adj. 3)**

Mr. Dave Schlosser is present on behalf of the applicant. Mr. Schlosser said all the changes were made as requested from the previous meeting. Grading modifications were done staying within the property line.

Chairman Mitchell said there has been a change to the drainage easement on Tully's property which has not been seen by our attorney. Ms. Bennett said in speaking with Tully's attorney Niagara Car Wash does not need to sign onto this easement.

There were no questions from the public.

Motion made by Mr. Graves to adjourn Case #2024-070 to April 23, 2025. Seconded by Mr. McMahon.

Motion Carried: 6-0.

****Case #2025-001 – Inverness Gardens (3) – 4938 West Taft Road – Site Plan (Adj. 3)**

No one was present to address the board.

Motion made by Mr. Graves to adjourn Case #2025-001 to June 11, 2025. Seconded by Mr. McMahon.

Motion Carried: 6-0.

Chairman Mitchell said the reason this case has been adjourned to June 11th because the County would not be able to give a good perspective as to what is going on at that corridor before then. The chairman said he did not know if these people on this project have an option to pull out of the project if the right in/right out is not there.

****Case #2025-006 – Scott Merle Builders (3) – 8835 Gaskin Road – Preliminary Plat (Adj. 2).**

And

****Case #2025-007 – Scott Merle Builders (3) – 8835 Gaskin Road – Final Plat (Adj. 2).**

Motion made by Mr. Graves to adjourn Case #2025-006 and Case #2025-007 to April 23, 2025.
Seconded by Mr. McMahon.

Motion Carried: 6-0.

Closed Hearings

****Case #2024-057 – J. W. Didado Expansion (3) – 7822 Morgan Rd. – Amended Site Plan (Adj. 5)**

Ms. Alex Samory is present to address the board on behalf of the applicant. All the review responses have been provided.

Chairman Mitchell said that the stumps need to be ground out not pulled out which could damage the hydrology in the ground.

Ms. Guinup said the overall plan on L-000 should be the Amended Site Plan with a revision date of April 9, 2025 and the title sheet with a revision date of April 9, 2025.

Ms. Guinup stated: Mr. Chairman: the SEQR motion for this case was made on December 11, 2024

Motion made by Ms. Guinup. Mr. Chairman: In connection with Planning Board Case No. 2024-057, I move the adoption of resolution using our standard form no. 20 granting Amended Site Plan approval to J.

W. Didado Expansion based on a map by Keplinger Freeman dated October 21, 2024 last revised April 9, 2025 showing drawing no. L-000. Also included in this motion is the Title Sheet dated October 21, 2024 last revised April 9, 2025 showing all drawings nos. and dates to be included in this motion. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Ms. Borton.

Motion Carried: 6-0.

Signs:

Adam Richardson/Fast Signs – *Evolve Fitness* – 4979 West Taft Road

Zoned RC-1, Permit #54,803

1 – Wall Sign – A 324 square foot, internally illuminated LED Wall Sign is proposed, when 336 square feet is allowed. Should the Planning Board approve it, this sign will meet code.

Motion made by Mr. Graves to approve one wall sign for Evolve Fitness on permit #54,803. This will meet code. Seconded by Mr. McMahon.

Motion Carried: 6-0.

Jamie Bracy/Kassis Superior Signs – *Theo Petros Greek Food* – 7421 Oswego Road

Zoned RC-1, Permit #54,823

1 – Wall Sign – A 50.6 square foot, internally illuminated LED Wall Sign is proposed, when 51.2 square feet is allowed. Should the Planning Board approve it, this sign will meet code.

Motion made by Mr. Graves to approve one wall sign for Theo Petros Greek Food on permit #54,823. This will meet code. Seconded by Mr. McMahon

Motion Carried: 6-0.

Motion made by Ms. Guinup to adjourn this meeting at 9:21 p.m. Next meeting is April 23, 2025.

Motion Carried: 6-0.

Respectfully submitted,

Marie Giannone

Marie Giannone
Planning Board Secretary