

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the November 21, 2022 at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph A. Bick	Deputy Supervisor/Councilor
Eugene Young	Councilor
Ryan Pleskach	Councilor
Kevin Meaker	Councilor
Deborah Magaro-Dolan	Councilor
Jill Hageman-Clark	Town Clerk
Mark V. Territo	Commissioner of Planning and Development
Robert Germain	Town Attorney
Ron DeTota	Town Engineer

ABSENT:

David Hess	Councilor
------------	-----------

OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty, Planning Board Member.

The meeting was called to order by Supervisor Ulatowski at 7:30 P.M. All present joined in the Pledge of Allegiance.

Approval of Minutes:

Supervisor Ulatowski made a motion to approve the minutes of the November 9, 2022 Town Board meeting. There was no second.

A roll count went as follows:

Councilor Magaro-Dolan – Aye	Councilor Meaker – Abstain (absent)
Councilor Young – Aye	Supervisor Ulatowski –Aye
Councilor Bick – Abstain (absent)	Councilor Pleskach – Abstain (absent)

Ayes – 3 and Noes – 0 and 3 - Abstaining. *Motion failed but will be on the next agenda for approval.*

Cancellation and/or requested adjournments:

None.

Correspondence:

There was no correspondence.

REGULAR MEETING:

ZONE CHANGE (PH/Adj.) – Town Board Case #1175 – DELTA SONIC CAR WASH SYSTEMS INC.:

A public hearing to consider the application of Delta Sonic Car Wash Systems, Inc., for a Zone Change located on **3805 - 3809 State Route 31, Tax Map Nos. 020.-01-01.1, 020.-01-02.1 & 020.-01-02.2** from RA-100 to LuC-1 to allow for the construction of a car wash on +/-10.31 acres of land (Adjourned to this date and time at the November 9, 2022) Town Board Meeting was opened by the Supervisor.

Matthew Oakes was present on behalf of the applicant. He began by giving an overview of what was discussed at the last meeting, stating that the applicant is proposing a Delta Sonic Car Wash, convenience store, gas pumps and an interior self-serve area on a 10.3 acre parcel in-front of Kohls Department store and across from the Texas Roadhouse Restaurant. They are waiting on a determination from State DOT regarding a signalized full access driveway. Councilor Meaker asked if they would still consider pursuing this project if the traffic signal is not granted. Mr. Oakes said that they will. Councilor Young said that the traffic light is the only way to handle four lanes of traffic. Councilor Meaker asked about an access road. Mr. Oakes explained that as stated at the last hearing, there is no plausible place for the access road without disrupting stormwater and grading. There was a lengthy discussion of the proposed traffic signal; some of the Board in favor of it, some opposed. Councilor Magaro-Dolan and Councilor Meaker are in favor of right-in right-out only. Councilor Young suggested waiting to render a decision until State DOT has decided on the traffic light. Legal Counsel said that if approved prior to State DOT decision, the traffic tripped may warrant the installation of a signalized intersection. Councilor Meaker said that the only way he would vote in favor of this would be either an access road or right-in, right-out only.

Councilor Pleskach asked how many jobs this project will create. Mr. Oakes said 50-75, some FT some PT positions. The councilor asked what the hours of operation would be; they are proposing 6 AM to 9 PM Monday through Saturday and 7 AM to 7 or 8 PM on Sunday. They estimate 130-170 cars per day, most being reroute somewhere and passing by. Councilor Pleskach asked approximately how much water would be used daily. Mr. Oakes said about 30,000 gallons daily; however, the water for the prep will be obtained from a water reclamation system. Councilor

Young asked if the applicant had brought water bills as he had promised at the previous meeting. Mr. Oakes said that he is working on getting the bills.

There was a discussion about the improvement to the sewer line. Mr. Oakes said that they will write into the agreement an upgrade to a 24" sewer line (from an 8" line), he continued, he will get the water bills. He concluded that he would be happy to adjourn, pending the State DOT decision regarding the traffic signal; however, he has no idea when that will occur, he has only been informed, "they are in the cue".

Councilor Bick made a motion to **adjourn to December 5, 2022 at 7:41 PM.**
Motion was seconded by Councilor Meaker.

Ayes – 6 and Noes – 0. *Motion carried.*

Zone Change (CPH) – Town Board Case #1176 – WARNERS ROAD DEVELOPMENT, LLC:

Councilor Meaker moved the adoption of a resolution calling a public hearing **December 5, 2022**, commencing at **7:35 P.M.**, local time, to consider the application of **WARNERS ROAD DEVELOPMENT, LLC** for a Zone Change for **WARNERS ROAD PROJECT** located at **3723 Brewerton Road**, from R-10 Residential District to RC-1 Regional Commercial District, **Tax Map No. 117.-11-24.0** consisting of 2.10 +/- acres of land. Motion was seconded by Councilor Magaro-Dolan.

Ayes – 6 and Noes – 0. *Motion carried*

LOCAL LAW NO. 5 OF THE YEAR 2022 amending CHAPTER 230 entitled "ZONING" (CPH):


Councilor Meaker moved the adoption of a resolution calling a public hearing **December 5, 2022**, commencing at **7:38 P.M.**, local time to consider proposed **LOCAL LAW NO. 5 OF THE YEAR 2022** amending **CHAPTER 230** entitled **"ZONING"** by amending **Section 230-15A.(2)(c)** to add new item [3] **"VETERINARY CARE FACILITY- less than 5,000 square feet"** with a Planning Board Special Permit to said section of the Code of the Town of Clay. Motion was seconded by Councilor Magaro-Dolan.

Ayes – 6 and Noes – 0. *Motion carried*

Adjournment:

The meeting was adjourned at 8:04 P.M. upon motion by Councilor Young and seconded by Councilor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*



Jill Hageman-Clark RMC / Town Clerk