

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on December 5, 2022 at 7:30 P.M., there were:

PRESENT:

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

ABSENT:

David Hess	Councilor
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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:

Councilor Pleskach made a motion to approve the minutes of the November 21, 2022 Town Board meeting. Motion was seconded by Councilor Magaro-Dolan. Ayes – 6 and Noes – 0. *Motion carried.*

Cancellation and/or requested adjournments.

Supervisor Ulatowski said that the public hearing for Delta Sonic will not be heard as the applicant requested an adjournment.

REGULAR MEETING:

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

A public hearing 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, was opened by the Supervisor; proof of publication and posting was provided by the Town Clerk.

Tim Coyer was present on behalf of the applicant. He began by giving a brief overview of the application. He stated that the applicant is seeking a zone change from a residential district to a commercial district, handing out maps to the board only. He stated that the adjoining parcels are all zoned for commercial use. When asked by the Supervisor Ulatowski if there is a tenant yet; Mr. Coyer explained that the property owner is seeking the zone change in hopes of attracting a tenant.

Councilor Bick asked if this is the parcel that the old motel is on. Mr. Coyer stated that he does not think that there are any structures on this parcel; however, it is overgrown. Councilor Bick then asked if there is anyone living there? No. Squatting? Mr. Coyer laughed and again stated no. Councilor Magaro-Dolan said that Google states that this is the property where the old Royal Motel is and is a historical hotel.

Mr. Coyer was encouraged to become more familiar with the property and clarify that there are no existing structures, dilapidated or not on the parcel.

Councilor Pleskach made a motion to adjourn the public hearing to **December 19, 2022 at 7:35 PM**. Motion was seconded by Councilor Bick.

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

LOCAL LAW NO. 5 OF THE YEAR 2022 amending CHAPTER 230 entitled “ZONING” (PH):

A public hearing 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, was opened by the Supervisor; proof of publication and posting was provided by the Town Clerk.

Supervisor Ulatowski asked Commissioner Territo to explain the local law. The Commissioner began by explaining that this was a Local Law that was passed in 2020; however, there was an issue with the filing and it is being redone for that reason.

Supervisor Ulatowski **closed** the public hearing.

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

Councilor Pleskach made a motion to **adjourn** the public hearing to **December 19, 2022 at 7:38 PM**. Motion was seconded by Councilor Bick.

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

CLAY MARKETPLACE PDD (f/k/a HENRY CLAY COMMONS)(A) Amending PDD Narrative:

Councilor Magaro-Dolan moved the adoption of a resolution accepting and approving the Amended PDD Narrative for the Clay Marketplace Planned Development District revised 11/2/22 (to be marked for identification as “Exhibit A”). The amended plan calls for a minor height increase of the proposed structures and other minor changes. The proposed changes are highlighted in the amended Plan Narrative (Exhibit A), and a copy of the amended Narrative has been provided to the members of the Town Board and posted on the Town website. This resolution also approves referral back to the Town Planning Board for continued Site Plan Review. Motion was seconded by Councilor Meaker.

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

Correspondence:

Supervisor Ulatowski asked if anyone wished to address the board on any items not on the agenda.

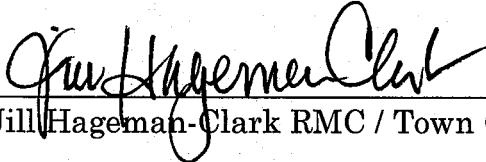
Ed Dotterer asked about the new Adult Store on Route 57. Supervisor Ulatowski said that he was not aware of this and asked the other board members and the Commissioner of Planning and Development. Mr. Dotterer explained that they advertise Adult Novelties and Fashions. Councilor Bick asked about the location of the store. Mr. Dotterer said that it is located in the small outparcel in front of the Raymour & Flanigan Outlet.

There was a brief discussion about what constitutes Adult Use and where it is permissible. Commissioner Territo said that he would research this. Mr. Dotterer thanked the board and added that he is in favor of the proposed Delta Sonic.

Adjournment:

The meeting was adjourned at 7:50 PM upon motion by Councilor Young and seconded by Councilor Bick.

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



Jill Hageman-Clark RMC / Town Clerk