

Approved

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the January 18, 2023 at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph A. Bick	Deputy Supervisor/Councilor
David Hess	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:

None

OTHERS PRESENT:

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 Bick made a motion to approve the minutes of the January 4, 2023 Organizational and Regular Town Board meeting. Motion was seconded by Councilor Young.

Ayes – 6 and Noes – 0. *Motion carried. Councilor Hess abstained due to his absence.*

Cancellation and/or requested adjournments.

Supervisor Ulatowski said that both Delta Sonic and Casual Estates public hearings will be adjourned at the applicants requests.

Correspondence:

There was no correspondence.

REGULAR MEETING:

Zone Change (PH/Adj.) – 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. (Adjourned from the December 19, 2022 Town Board Meeting) was opened by the Supervisor.

Tim Coyer of Ianuzi and Romans was present on behalf of the applicant. Mr. Coyer began by explaining that the Planning Board unanimously gave a favorable recommendation for the zone change. He continued briefly explaining the project. Mr. Coyer did state that there are three vacant structure on the property but it does not appear that anyone is squatting there.

Councilor Magaro-Dolan asked if they still have no idea what the parcel will be used for. Mr. Coyer continued that the applicant plans to clean it up to sell the parcel, adding, currently it is off the market.

Councilor Hess applauded the Planning Board adding that they did a tremendous job vetting this out and submitting comments (see attached). Several other members of the Board agreed.

All questions and comments having been heard, Supervisor Ulatowski **closed** the public hearing.

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

Councilor Hess made a motion to **adjourn** the public hearing to **February 6, 2023** at **7:35 P.M.** at the request of the applicant. Motion was seconded by Councilor Pleskach.

Ayes – 7 and Noes – 0. *Motion carried.*

Licenses and Permits (PH/Adj.) - CASUAL ESTATES (MOBILE HOME COURT) LLC, d/b/a MADISON VILLAGE:

Councilor Hess made a motion to **adjourn** the public hearing to **February 6, 2023** at **7:38 P.M.** at the request of the applicant. Motion was seconded by Councilor Bick.

Ayes – 7 and Noes – 0. *Motion carried.*

Bid Advertisement – EMERGENCY REPAIR OF GASKIN ROAD:

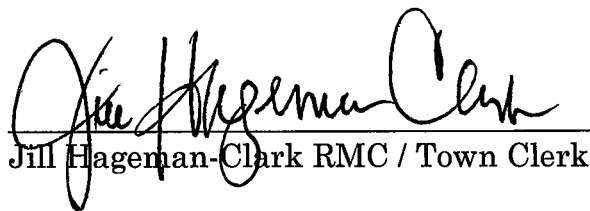
Councilor Hess moved the adoption of a resolution authorizing the advertisement of bids on January 30, 2023, for the project **“EMERGENCY REPAIR OF GASKIN ROAD AND SLOPE STABILIZATION”** within the Town of Clay. Said Bids to be received until February 24, 2023 at 11:00 A.M., local time. Motion was seconded by Councilor Pleskach.

Ayes – 7 and Noes – 0. *Motion carried.*

Adjournment:

The meeting was adjourned at 7:41 P.M. upon motion by Councilor Young and seconded by Councilor Meaker.

Ayes – 7 and Noes – 0. *Motion carried.*


Jill Hageman-Clark RMC / Town Clerk

ATTACHMENT

Planning Board Comments to Town Board:

Warners Road Development (5) – 3723 Brewerton Road – Zone Change Referral Tim Coyer, Ianuzi & Romans, P.C., presented on behalf of the applicant and distributed a smaller version of the drawing of this area. Tim stated this site is on Brewerton Rd. and is requesting a zone change referral for the back portion, which is zoned R-10 and the front RC-1. Tim noted to the north, east, and south, the parcels are all zoned RC-1, with the west (Hinerwadel's) zoned R-10. A question was raised at a recent Town Board meeting if the owner owns all the property and Tim said, he does with a portion of it in the Town of Salina. Tim is unsure what the owner will do with the property, as he has no particular users, however, believes he will most likely sell it, but needs the zone change. Karen Guinup asked about the property that abuts to the other three parcels and Tim said, the applicant does not own this area. Tim noted the applicant is seeking to get access approval at the parking lot with Tops Supermarket. Karen asked how much acreage, once combined, will be in Salina and Tim said, roughly 2-1/2 acres, with the majority in the Town of Clay. Hal Henty asked if he would need to go to the Town of Salina for any approval and Tim said, no. Karen asked if any future development would need to be coordinated with Salina and Mark said, yes. Russ Mitchell asked Tim if he received the County's comments and he said, yes. The Board was polled in regards to the Zone Change Referral as follows:

- Russ Mitchell stated the area needs to be cleaned up and is in favor of the zone change.
- Hal Henty agrees with Russ and is in favor.
- Karen Guinup is in favor.
- Scott Soyster agrees with Russ and is in favor.
- Al McMahan agrees with Russ and is in favor.
- Jim Palumbo is in favor stating it brings consistency to the area.
- Michelle Borton is in favor stating it would be commercial on all sides

Russ Mitchell closed the public hearing.

Scott Soyster read: In the matter of the application of Planning Board Case #2022-051 – Warners Road Development – 3723 Brewerton Road – Zone Change Referral, I move to recommend to the Town Board using standard form #50 – zone change, the petition be granted for the following reasons: Based on the comments of the Planning Board. Seconded by Jim Palumbo.