

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the April 17, 2023 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
Ron DeTota	Town Engineer

ABSENT:

David Hess	Councilor
Robert Germain	Town Attorney

OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty, Planning Board Member and Rob Bick, Town Assessor.

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 April 4, 2023 Regular Town Board meeting. Motion was seconded by Councilor Young.

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

**Cancellation and/or requested adjournments.**

Supervisor Ulatowski said that item number 9 on the agenda will be adjourned at the request of the applicant.

**Correspondence:**

**Baldwinsville School Budget Presentation, Kimberly Vile.**

Ms. Vile was present to discuss what is happening at the Baldwinsville School District. She discussed the current programs ranging from theater, athletics and band to tutoring and the costs associated with them. Ms. Vile continued discussing

the budget, additional counselors and capital projects such as work on the Baker High School pool and gym. The budget-to-budget increase is 8.59%. The budget vote is May 16, 2023; if it is not passed the Board will submit a reduced budget and ask voters to approve that or it will go to a contingent budget with no revote (with a reduction of 1.4 million).

**REGULAR MEETING:**

**ZONE CHANGE – (SEQR) – Town Board Case # 1177 - ROUTE 31 HOLDING COMPANY, LLC:**

Councilor Meaker moved the adoption of a resolution that the application of **ROUTE 31 HOLDING COMPANY, LLC** for a Zone Change located at **5252 State Route 31**, from RA-100 Residential Agricultural District to HC-1 Highway Commercial District, **Tax Map No. 064.-01-12.3** consisting of 20 +/- acres of land is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project **will not** have a significant effect on the environment and therefore **does not** require the preparation of an EIS. Motion was seconded by Councilor Magaro-Dolan.

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

**ZONE CHANGE – (A) – Town Board Case # 1177 - ROUTE 31 HOLDING COMPANY, LLC:**

Councilor Meaker moved the adoption of a resolution **approving** the application of **ROUTE 31 HOLDING COMPANY, LLC** for a Zone Change located at **5252 State Route 31**, from RA-100 Residential Agricultural District to HC-1 Highway Commercial District, **Tax Map No. 064.-01-12.3** consisting of 20 +/- acres of land. Motion was seconded by Councilor Magaro-Dolan.

Councilor Young asked for a roll count vote and it went as follows.

Councilor Magaro-Dolan	Yes	Councilor Meaker	Yes
Councilor Young	No	Supervisor Ulatowski	Yes
Councilor Bick	Yes	Councilor Pleskach	Yes

Ayes – 5 and Noes – 1. *Motion carried.*

**ONONDAGA COUNTY COMMUNITY DEVELOPMENT for the year 2024 (PH):**

A public hearing to solicit from Town of Clay residents their comments and input regarding the use of funds by the Town of Clay with respect to the application(s) for funding to be filed with **ONONDAGA COUNTY COMMUNITY DEVELOPMENT for the year 2024** was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

The Supervisor began by explaining that these funds (\$250,000) are restricted to lower income neighborhoods and inclusive projects. Supervisor Ulatowski proposed that the Town Board is recommending the following improvement with the funding;

- Paving some streets in the low income neighborhoods
- Re-siding the Senior Center
- Improvements to two town parks, Clay Park South (sensory) and Meltzer Park (making them more inclusive).

Dave Arnold said that he had heard that the funding would be used for Three Rivers. Supervisor Ulatowski said that it will not and that it would not meet the criteria for the funding. There being no additional questions or comments he **closed** the public hearing.

**ZONE CHANGE – (PH) – Town Board Case # 1181 - POPEYES/LIBERTY RESTAURANTS DEVELOPMENT:**

Councilor Young made a motion to **adjourn** the public hearing to **June 5<sup>th</sup>, 2023** at **7:35 PM**. Motion was seconded by Councilor Pleskach.

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

**ZONE CHANGE – (PH) – Town Board Case # 1179 - SPLASH CAR WASH 4S-BUCKLEY LLC:**

A public hearing to consider the application of **SPLASH CAR WASH 4S-BUCKLEY LLC.**, for a Special Permit to allow for a Car Wash for property located at **7190-7192 Buckley Road, Tax Map No. 117.-02-47.0** was opened by the Supervisor. Supervisor Ulatowski asked who was present on behalf of the applicant; no one replied. Councilor Young made a motion to **adjourn** the public hearing to **May 1<sup>st</sup>, 2023** at **7:41 PM**. Motion was seconded by Councilor Meaker.

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

**ZONE CHANGE – (CPH) – Town Board Case # 1180 - ROUTE 31 WIDEWATERS:**

A public hearing to consider the application of **ROUTE 31 WIDEWATERS** for a Zone Change located at 3715 State Route 31, from RC-1 Regional Commercial District to RC-1 Regional Commercial District and R-Apt Residential Apartment District, **Tax Map No. 020.-01-05.1 and 020.-01-05.2** was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

James Trasher of CHA was present and explained that the parcel is located on Route 31. The applicant wished to rezone the parcel and use the proposed rear portion to construct apartments. There is no plan for the 500' frontage of commercial. Egress will be opposite Davidson. They are proposing a right in only to the east of the parcel near the railroad tracks. The buildings would be four stories; they are proposing 220 units in five buildings.

There was a discussion about this parcel being prime commercial property; however, the wetlands make development of a big box store prohibitive. Councilor Meaker asked how long the property has been for sale. Mr. Trasher said at least 10 years. Councilor Meaker asked how many bedrooms would the apartments have; Mr. Trasher said 1-2 bedrooms. Councilor Young asked if it borders a cemetery to the north of the parcel. It is farmland belonging to Mr. Arnold.

Councilor Magaro-Dolan asked if they had researched the needs of apartment dwellers in light of the proposed Micron construction and the need for housing for families. There was a question of underground parking and/or bridges over the wetlands. In addition, Mike Brown of Moyers Corners Fire Department pointed out that the proposed apartment buildings are close to the railroad tracks (104'). Mr. Trasher explained that at this point, it is just a conceptual plan and the buildings may shift.

Mr. Arnold began talking about contamination and pollutants. Councilor Bick stated that studies have been conducted and there is no reason to believe that there is any contamination.

Supervisor asked if there were any additional questions or comments; there being none, he **adjourned** the public hearing and referred it to the Planning Board for review and recommendation.

Councilor Pleskach made a motion to **adjourn** the public hearing to **May 1<sup>st</sup> at 7:44 PM**. Motion was seconded by Councilor Meaker.

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

**Special Permit – (CPH) – Town Board Case # 1138 – DELTA SONIC CAR WASH SYSTEMS, INC.:**

Councilor Meaker moved the adoption of a resolution calling a public hearing **May 1, 2023**, commencing at **7:38 P.M.**, local time, to consider the application of **DELTA SONIC CAR WASH SYSTEMS, INC.**, for a **Special Permit** located at **3627 & 3809 State Route 31, Tax Map Nos. 020.-01-01.1, 020.-01-02.1 and 020.-01-02.2**, pursuant to Section 230-16 D. (2)(e)[1] – Drive-In Service, to allow for a proposed convenience store associated with the development of a proposed Delta Sonic Car Wash facility. Motion was seconded by Councilor Young.

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

**Easement (A) (Granting to) NATIONAL GRID:**

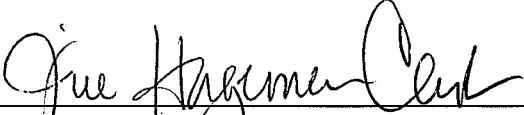
Councilor Magaro-Dolan moved the adoption of a resolution authorizing the Supervisor to execute a Grant of Easement from the Town of Clay to National Grid replacing the previously granted temporary easement for property located at the White Pine Project. The easement rights would encompass the area between the existing right-of-way for the utilities boundary and the green line as shown on the proposed Exhibit A legal description. Motion was seconded by Councilor Meaker.

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

**Adjournment:**

The meeting was adjourned at 8:31 P.M. upon motion by Councilor Young and seconded by Councilor Bick.

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

  
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Jill Hageman-Clark RMC / Town Clerk