

DRAFT/UNAPPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the September 15, 2025,, at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph Bick	Deputy Supervisor/Councilor
Eugene Young	Councilor
Ryan Pleskach	Councilor
Deborah Magaro-Dolan	Councilor
David Capria	Councilor
Edward Wisnowski	Councilor
Jill Hageman-Clark	Town Clerk
Robert Germain	Town Attorney
Ron DeTota	Town Engineer
Brian Bender	Commissioner Plan & Development

ABSENT:

None

OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty and Paul Graves, Planning Board Members. Joe Nicoletti; Highway Superintendent, Mike McCarthy; Town Constable and Mike Redhead, Fire Inspector.

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 Magaro-Dolan made a motion to approve the minutes of the September 3, 2025, Regular Town Board Meeting. Motion was seconded by Councilor Bick.

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

CANCELLATIONS and/or REQUESTS for ADJOURNMENTS:

Supervisor Ulatowski said items numbered 8 (Northern Credit Union) and numbered 9 (Rich Family Subdivision) both requested adjournments late in the day today.

CORRESPONDENCE:

There was no correspondence or comments.

REGULAR MEETING:

ZONE CHANGE (CPH) – Town Board case # 1236 – HINERWADELS SITE:

A public hearing to consider the application of Town Board Case #1236:

HINERWADELS SITE, for a Zone Change from R-10 One-Family Residential and LuC-2 Limited Use District for Restaurants, to R-7.5 One-Family Residential District and O-2 Office District on land located at **5300 W. Taft Road, Tax Map Nos. 117.-09-25.0, 117.-09.24.0, 117.-09-23.0 & 117.-10-01.0**, consisting of +/- 29.1 acres, to allow for construction of residential lots and two commercial lots, was opened by the Supervisor. Proof of publication and posting was furnished by the Town Clerk

Ben Harrell of CHA was present on behalf of the applicant, J. Alberici and Sons. He explained the applicant is proposing a rezone of 4.2 acres to O-2 for a daycare and another business which has not been named; also, 24.4 acres to be zoned R7.5 for single family homes.

Councilor Young asked for clarification. He asked which tax map numbers will be included. Mr. Harrell said the area outlined in blue will be the O-2 portion and the area on the map outlined in green will be the residential section. Again, Councilor Young asked for a legal description. He then suggested the residential area will be landlocked as there are no roads listed and no easements for roads. Councilor Bick explained public roads do require an easement. Mr. Harrell explained once the roadways are constructed, they will be deeded to the Town.

There was a discussion about the construction of roads and the access points. Mr. Harrell said at this point nothing is set in stone. An egress from Taft Road would likely be constructed directly across from one of the roads on the North side of Taft Road with a possible traffic control light. Several members of the Town Board also indicated they would like to see access from Wally Road. The applicant had proposed gated access for emergency vehicles but is agreeable to full access on Wally Road.

The proposed O-2 development will consist of a large daycare facility called *Learning Experience*, this is a chain, and they plan to expand in NYS. They will serve babies from 6 weeks old to kindergarten children. The other parcel in O-2 has not been named as there is currently no tenant.

The proposed R-7.5 portion will consist of 80-90 single family homes or possibly patio homes. Councilor Young asked what the surrounding zoning is? Mr. Harrell responded, LuC, R-10 and office. Councilor Young asked how the construction would go, what would be constructed first? Mr. Harrell replied, they would begin with the infrastructure, roads etc. the daycare would follow, with the single-family homes being last. Councilor Young asked if the applicant would construct the commercial (O-2) portion at the same time as the single-family homes or commit to build the entire parcel as a condition? Mr. Harrell said that the applicant would likely be willing to agree to those conditions.

Mr. Harrell agreed to provide meets and bounds for the parcel and provide a connection to Wally Road. He will also confirm that the applicant is receptive to committing to construct the entire parcel.

There being no more questions or comments, the Supervisor **referred this to the Planning Board**. Councilor Pleskach moved the adoption of a resolution **adjourning** the public hearing to **October 6, 2025, at 7:44 PM**. Motion was seconded by Councilor Wisnowski.

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

Traffic & Vehicles (Stop Signs)(12) (PH) - amendment to Traffic and Vehicles Ordinance – Chapter 211 Section 211-12 and 211-42 – Richardson, Northfield, Twin Elms and Tallmadge Roads:

A public hearing to consider the amendment of **CHAPTER 211**, entitled **TRAFFIC AND VEHICLES ORDINANCE** of the Code of the Town of Clay, **SECTION 211-12 “STOP INTERSECTIONS,” SCHEDULE IX (§211-42)**, of the Town of Clay Municipal Code to designate and provide for three (3) stop signs to be installed at the intersection of **Northfield Drive and Tallmadge Road** creating a three-way stop; three (3) stop signs to be installed at the intersection of **Northfield Drive and Twin Elms Lane** creating a three-way stop; three (3) stop signs to be installed at the intersection of **Tallmadge Road and Richardson Drive** creating a three-way stop; and three (3) stop signs to be installed at **Twin Elms Lane and Richardson Drive** creating a three-way stop, and installation of the necessary signs therefore. (*Adjourned from the 08/18/2025, Town Board meeting*) was opened by the Supervisor.

Supervisor Ulatowski explained he, the Town Constable and the Highway Superintendent have all visited this neighborhood, and he feels that they have come up with a solution to reduce speed and deter ‘cut through’ traffic. He proposed two speed bumps, one on Northfield Drive and one on Richfield Drive. The Supervisor stated the Fairways development was also having difficulty with people cutting through, speeding and failing to stop at intersections. Speed bumps were constructed after a near accident involving a child and have had a positive outcome. Superintendent Nicoletti agreed.

Will Dwyer said he would rather have the Stop Signs. Constable McCarthy reiterated that Stop signs are not to slow traffic. He agreed the speed bumps will do more to deter speeding. Mr. Dwyer said that he is more concerned about the cut through traffic adding he didn’t think that the neighbors would be interested in this resolution as it will affect neighbors. Mr. Dwyer said he will ask and see what they think. Councilor Pleskach made a motion to **adjourn** the public hearing to **October 6, 2025, at 7:47 PM**. Motion was seconded by Councilor Bick.

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

SPECIAL PERMIT (PH/Adj.) – Town Board Case # 1234 – NORTHERN CREDIT UNION:

Councilor Bick moved the adoption of a resolution **adjourning** the public hearing to **October 6, 2025, at 7:41 PM.** Motion was seconded by Councilor Wisnowski.

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

ZONE CHANGE (PH/Adj.) – Town Board Case # 1235 – RICH FAMILY SUBDIVISION:

Councilor Bick moved the adoption of a resolution **adjourning** the public hearing to **October 6, 2025, at 7:38 PM.** Motion was seconded by Councilor Pleskach.

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

ZONE CHANGE (CPH) – Town Board Case # 1237 – WHITE PINE COMMERCE PARK:

Councilor Wisnowski moved the adoption of a resolution calling a A public hearing on **October 6, 2025,** commencing at **7:35 P.M.,** local time, to consider Town Board Case #1237: **WHITE PINE COMMERCE PARK,** for a Zone Change from RA-100 Residential Agricultural District to I-2 Industrial 2 Zoning District for land located at **Burnet Road, Tax Map No. 049.-01-01.0; 8756 Burnet Road, Tax Map No. 049.-01-02.0; and 8765 Burnet Road, Tax Map No. 048.-01-23.2,** consisting of +/-21.27 acres of land to accommodate Micron Semiconductor Plant. Motion was seconded by Councilor Magaro-Dolan.

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

TOWN AUDIT for the year 2024 (A):

Councilor Capria moved the adoption of a resolution that the Town of Clay does hereby accept the **TOWN AUDIT of the TOWN for the FISCAL YEAR ENDING DECEMBER 31, 2024.** Motion was seconded by Councilor Young.

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

Adjournment:

The meeting was adjourned at 8:10 P.M. upon motion by Councilor Young and seconded by Councilor Magaro-Dolan.

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



Jill Hageman-Clark RMC / Town Clerk