

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the February 7, 2022 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
Debbie 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:

Russ Mitchell, Planning Board Chairman and 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 19, 2022 Town Board meeting. Motion was seconded by Councilor Hess.

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

Cancellation and/or requested adjournments.

None

Correspondence:

There was no correspondence.

REGULAR MEETING:

Local Law No. 1 of the Year 2022 (amendment) SOLAR ENERGY SYSTEMS (PH):

A public hearing to consider an amendment of **Local Law No. 1** of the year **2022** enacting new code Section 230-20-H titled "**Solar Energy Systems**" to delete paragraph "K" titled "Agricultural Resources" inadvertently included in the initial draft of the proposed law and published on the Town Website. The language contained in paragraph "K" conflicts with the language in the remainder of the Local Law and should be removed for clarification, was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Commissioner Territo explained that the purpose of the amendment is to officially clean up the wording of the Local Law by deleting "paragraph k". The way the law is written it misleads making it unclear if Solar Energy is allowed in Agriculturally zoned parcels which is **not** allowed, it is only allowed in Industrial and Commercial zones.

There being no questions or comments, Supervisor Ulatowski **closed** the public hearing.

Special Permit (PH/Adj.) - Town Board Case# 1169 - CLASSY CHASSY/KIMBROOK ROUTE 31 DEVELOPMENT, LLC:

A public hearing to consider the application of **CLASSY CHASSY/KIMBROOK ROUTE 31 DEVELOPMENT, LLC., FOR A SPECIAL PERMIT** pursuant to Section 230-16C.(2)(e)[3] to allow for an Automobile Car Wash on +/-1.50 acres of land, located at **3610 NYS Route 31, Tax Map No. 052.-02-11.6.**

Tim Coyer of Ianuzzi and Romans was present on behalf of the applicant to give an overview of what was discussed at the last hearing, adding that they have addressed the concerns raised previously.

The water usage is appropriate and the water coming off is in compliance. Ron DeTota agreed stating that any issues will be handled in Site Plan if the Special Permit is granted.

The motors themselves, not the vacuums, create the noise. There are two motors that can handle up to 10hp each, the total usage will be 18hp. The noise level will be the same if one vacuum is in use or all are in use.

Concerns about ice buildup on the ring road from water dripping off cars will be handled by cars being 90% dry when entering the ring road. They will install two strip grates and the areas to be kept salted will be marked on the maps for Planning Board.

There was a question of the accuracy of stacking for 37 cars. Mr. Coyer said that it has been certified by an engineer.

Supervisor Ulatowski asked if they are proposing any fencing; they are not at this time.

Pete Smith, Owner of Four Seasons Carwash stated that the Town of Clay could beat the Guinness Book of World Records for the Most Carwashes. He added that this is redundant.

All questions and comments being heard, Supervisor Ulatowski **closed** the public hearing and referred it to the Planning Board.

MOBILE HOME LICENSE 2022 (A):

Councilor Meaker moved the adoption of a resolution (approving/denying) the application of **CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT** for the renewal of its license for the year **2022**. Motion was seconded by Councilor Magaro-Dolan.

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

SPECIAL PERMIT (SEOR) - TOWN BOARD CASE# 1170 - NELSON ASSOCIATES, LLC):

Councilor Hess moved the adoption of a resolution that the application of **NELSON ASSOCIATES, LLC., FOR A SPECIAL PERMIT** pursuant to Section 230-16B.(2)(e)[4] to allow for an Automobile Body Shop on +/-3.8 acres of land, located at **3593 State Route 31, Tax Map Nos. 019.-02-22.2 and 019.- 02-24.1**, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project (may/will not) have a significant effect on the environment and therefore (does/does not) require the preparation of an EIS. Motion was seconded by Councilor Bick.

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

Supervisor Ulatowski left the bench.

SPECIAL PERMIT (A) - TOWN BOARD CASE # 1170 - NELSON ASSOCIATES, LLC):

Councilor Hess moved the adoption of a resolution (approving/denying) the application of **NELSON ASSOCIATES, LLC., FOR A SPECIAL PERMIT** pursuant to Section 230-16B.(2)(e)[4] to allow for an Automobile Body Shop on +/-3.8 acres of land, located at **3593 State Route 31, Tax Map Nos. 019.-02-22.2 and 019.-02-24.1**. Motion was seconded by Councilor Pleskach.

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

Agreement/Contract (A) - TOWN OF CLAY LANDFILL POST CLOSURE ENVIRONMENTAL MONITORING PROGRAM:

Councilor Young moved the adoption of a resolution authorizing the Supervisor to execute a contract with **C & S ENGINEERS, INC.**, for professional services to be rendered for the year **2022** in compliance with the DEC Regulations for the **TOWN OF CLAY LANDFILL POST CLOSURE ENVIRONMENTAL MONITORING PROGRAM**. Said services not to exceed the sum of **\$24,800**. Motion was seconded by Councilor Hess.

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

Standard Workday Reporting for Elected/Appointed Officials:

Councilor Pleskach moved the adoption of a resolution that the Town of Clay hereby establishes the standard work days for elected and appointed officials who choose to participate in the New York State Retirement System, and will report the days worked to the New York State and Local Employees' Retirement System based on the record of activities maintained and submitted by the officials to the Town Clerk of the Town of Clay, all as shown on a resolution to be¹ filed in the Town Clerk's Office and posted on the Town of Clay website and posted on the Official Board located at 4401 State Route 31, Clay, NY 13041 for not less than 30 days after the adoption of such resolution, as required by the State Comptroller's Office. Motion was seconded by Councilor Hess.

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

Supervisor Ulatowski returned to the bench.

Agreement (A) -Onondaga County Community Development & the Town of Clay:

Councilor Meaker moved the adoption of a resolution approving an agreement between the Town of Clay and Onondaga County Community Development for the following development projects and allocations: Clay Park Central - 4821 Wetzell Road, Liverpool, NY for a Handicap Restroom Remodel - \$117,409; Town of Clay Senior Center - 4948 State Route 31, Clay, NY for Building Upgrades (paint, cement, etc.) - \$11,502; and for Bayberry Loop Re-paving at Mango Lane, Limetree Lane, Juniper Lane, and Jonquil Lane - \$68,893. Total allocation of funds is: \$197,804. This resolution also authorizes the Supervisor to execute any

and all necessary documents on behalf of the Town. Motion was seconded by Councilor Magaro-Dolan.

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

Job Posting (A) Creating New Position:

Councilor Bick moved the adoption of a resolution approving the creation of a new Maintenance Worker I position for the Town of Clay according to Civil Service Law. The new position will be responsible for maintenance and light repair duties at Town Hall, and will share authority/direction between the Supervisor's Office and the Recreation Department. The Town Board has been provided with a copy of the proposed "Job Posting" detailing the duties and responsibilities of the position, and hereby authorizes the Town to begin posting the open position for applicants. Motion was seconded by Councilor Hess.

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

Adjournment:

The meeting was adjourned at 7:56 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