

## 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 19, 2022 at 7:30 P.M., there were:

### PRESENT:

|                      |  |
|----------------------|--|
| Joseph A. Bick       | Deputy Supervisor/Councilor              |
| David Hess           | 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:

|                  |            |
|------------------|------------|
| Damian Ulatowski | Supervisor |
| Eugene Young     | Councilor  |

### OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman.

The meeting was called to order by Deputy Supervisor Bick at 7:30 P.M. All present joined in the Pledge of Allegiance.

### **Approval of Minutes:**

Councilor Hess made a motion to approve the minutes of the January 3, 2022 Town Board Organizational and Regular meeting. Councilor Meaker seconded the motion.

Ayes – 5 and Noes – 0. *Motion carried.*

### **Cancellation and/or requested adjournments.**

Deputy Supervisor Bick explained that the application for Classy Chassy will not be heard as requested by the applicant.

### **Correspondence:**

There was no correspondence.

**REGULAR MEETING:**

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

Councilor Hess moved the adoption of a resolution adjourning the public hearing to February 7, 2022 at 7:38 PM. Motion was seconded by Councilor Magaro-Dolan.

Ayes – 5 and Noes – 0. *Motion carried.*

**MOBILE HOME LICENSE 2022 (PH):**

A public hearing to consider the application of **CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT**, for the renewal of its license for the year **2022** was opened by the Deputy Supervisor; proof of publication and posting was furnished by the Town Clerk.

Peter Russo was present on behalf of the Mobile Home Court. Mr. Russo gave a brief overview of what is happening at the Mobile Home Court. He discussed the impact that COVID has had, resulting in lost residents and lost jobs. He explained that corporate has had to step in. There have been legal fees and late fees and despite the slow year, they have installed 3 new homes. He continued that the homes have sold and there is a waiting list for more. They will be installing 5 more by spring. 20 of the existing homes have been refurbished and they are getting a new playground with all new equipment. Improvements have been made to the mail stations and the roadways (potholes).

Mr. Russo explained that there are always dumpsters available (at no charge) to the residents to reduce discarded furniture and other debris on the properties. He explained that they are trying to make a more presentable community. He added that he has been the Community Manager for eight years he has reached out in effort to speak to everyone and knows most of the residents.

Deputy Supervisor Bick asked about the Federal Rent Relief. Mr Russo said that Christopher Community assists residents. He continued that 15 residents have filed hardship relief through ERAP (Emergency Rental Assistance Program).

Councilor Hess asked how many homes are vacant; there are 20. He said that he liked the availability of free dumpsters and asked if there was any help for older residents to take items for disposal. Mr. Russo said that they are helped. Councilor Hess said that the Community has received a clean bill of health from the Town and applauded the efforts put forth.

Councilor Pleskach asked about the incident where a resident was killed and if the security has been stepped up. Mr. Russo explained that the security cameras are ready for installation. Councilor Pleskach asked that the invoice for the cameras be submitted to the Town of Clay prior to the next meeting. Mr. Russo concurred.

Councilor Magaro-Dolan asked if the new homes replaced old ones. They are new lots. She also asked if demo inspections are done by Christopher Community. They are and also safety inspections are done on the renters homes.

Councilor Meaker asked Mr. Russo to provide a list of addresses to the Town Board or the Town Clerk or Councilor Meaker, adding that email would be fine. He then asked how many renters have been evicted; there have been 28. Councilor Meaker said that he was dismayed that the cameras are still in boxes 18 months after they were purchased.

There was a brief discussion about the landscaping on Route 57, Gaskin Road looks good but Route 57 needs help. Mr. Russo said that he would bring it to the Maintenance Managers attention.

There being no more questions or comments, the Deputy Supervisor **closed** the public hearing contingent upon the following:

- Addresses of the Rental homes
- Receipt for the security cameras.

**SPECIAL PERMIT (PH) – TOWN BOARD CASE # 1170 – NELSON ASSOCIATES, LLC):**

A public hearing to consider 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** was opened by Deputy Supervisor Bick; proof of publication and posting was provided by the Town Clerk.

Andrew Younger of Architectural Design Guild, spoke on behalf of the applicant. He began by explaining that the applicant is proposing a Collision Repair shop on this parcel. There are two existing curb cuts. Junk cars will be stored behind a 6” fence. The service area will occupy the same footprint. They will add overhead doors. Councilor Hess said that he is in favor of this application and he likes reusing the existing building. Councilor Meaker said that it has been vacant since 2011. He

also asked about the number of Caliber Collision repair shops nationally. There are 14 new and 1600 throughout the country.

Deputy Supervisor Bick asked if this needs to be referred to Planning for review. Commissioner Territo said that was up to his discretion. Deputy Supervisor Bick **closed** the public hearing.

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

Councilor Pleskach moved the adoption of a resolution **calling a public hearing February 7, 2022 at 7:35 PM** local time to consider an amendment of Local Law #1 of 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 clarified by deletion of the paragraph. Motion was seconded by Councilor Hess.

Ayes – 5 and Noes – 0. *Motion carried.*

**Adjournment:**

The meeting was adjourned at 7:59 P.M. upon motion by Councilor Hess and seconded by Councilor Magaro-Dolan.

Ayes – 5 and Noes – 0. *Motion carried.*

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Jill Hageman-Clark RMC / Town Clerk