

APPROVED

At the SPECIAL MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the 22<sup>nd</sup> of March, 2019 at 9:00 A.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
David Hess	Councilor
Brian Hall	Councilor
Ryan Pleskach	Councilor
Kevin Meaker	Councilor
Jill Hageman-Clark	Town Clerk
Mark V. Territo	Commissioner of Planning and Development

ABSENT:

Joseph A. Bick	Deputy Supervisor/Councilor
Eugene Young	Councilor
Robert Germain	Town Attorney
Ron DeTota	Town Engineer

OTHERS PRESENT:

None

The meeting was called to order by Supervisor Ulatowski at 9:00 A.M. All present joined in the Pledge of Allegiance.

**Special Permit (PH) – Town Board Case # 1138 - THE GREAT OUTDOORS RECREATION CENTER, INC.**

A public hearing to consider the application of **THE GREAT OUTDOORS RECREATION CENTER, INC. AND GREAT NORTHERN MALL HOLDING, LLC FOR A SPECIAL PERMIT** pursuant to **Sections 230-16 C. (2) (e) [5] & 230-16 C. (2) (e) [6]** to allow for motor vehicle sales and motor vehicle rental, on land located at **4155 State Route 31 (existing Toys-R-Us), Tax Map No. 028.-01-40.4.** was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Matt Naporella and Bill Clark were present on behalf of the applicant. Mr. Naporella explained that the applicant is proposing to open the store in the former Toys R-Us location. The façade will remain the same, the only change being an overhead entry door on the east side of the building. There is more than adequate parking with RVs being displayed on the ring road and in the parking area. Supervisor Ulatowski asked if they will own or lease the building; they will lease, the building is owned by the mall. He then said that if the RVs are displayed on the ring road, he is concerned with obstructing view for motorists. He continued that it is on

the curve and drivers often travel too fast; he asked them to be cognoscente of this and was assured that they would. The discussion regarding parking and traffic continued with other Board members agreeing with concerns about the display of the RVs impeding traffic visibility.

Councilor Pleskach asked if there will be any other recreational items such as boats or 4-wheelers. Mr. Clark explained that they will only have RVs and accessories and they will only be displayed at this location. They will be picked up at the Fulton location. There will be no rentals and no storage.

Supervisor Ulatowski **closed** the public hearing. He asked the applicant if there was any urgency to have a decision. The applicant responded that the he is mid-season. Supervisor Ulatowski said that they will take a ten minute recess.

The meeting was recessed at 9:20 A.M. and reconvened at 9:31 A.M.

**Special Permit (SEQR) – Town Board Case # 1138 - THE GREAT OUTDOORS RECREATION CENTER, INC.**

Councilor Hess moved the adoption of a resolution that the application of **THE GREAT OUTDOORS RECREATION CENTER, INC. AND GREAT NORTHERN MALL HOLDING, LLC FOR A SPECIAL PERMIT** pursuant to **Sections 230-16 C. (2) (e) [5] & 230-16 C. (2) (e) [6]** to allow for motor vehicle sales and motor vehicle rental, on land located at **4155 State Route 31 (existing Toys-R-Us), Tax Map No. 028.-01-40.4**, 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 Pleskach.

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

**Special Permit (A) – Town Board Case # 1138 - THE GREAT OUTDOORS RECREATION CENTER, INC.**

Councilor Hess moved the adoption of a resolution **approving** the application of **THE GREAT OUTDOORS RECREATION CENTER, INC. AND GREAT NORTHERN MALL HOLDING, LLC FOR A SPECIAL PERMIT** pursuant to **Sections 230-16 C. (2) (e) [5] & 230-16 C. (2) (e) [6]** to allow for motor vehicle sales and motor vehicle rental, on land located at **4155 State Route 31 (existing Toys-R-Us), Tax Map No. 028.-01-40.4**. Motion was seconded by Councilor Pleskach.

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

**Adjournment:**

The meeting was adjourned at 9:33 A.M. upon motion by Councilor Hall and seconded by Councilor Hess.

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

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Jill Hageman-Clark RMC / Town Clerk