

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 17, 2024 at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph A. Bick	Deputy Supervisor/Councilor
Eugene Young	Councilor
Deborah Magaro Dolan	Councilor
David Hess	Councilor
Jill Hageman-Clark	Town Clerk
Mark V. Territo	Commissioner of Planning and Development
Ron DeTota	Town Engineer
Robert Germain	Town Attorney

ABSENT:

Ryan Pleskach	Councilor
Luella Miller	Councilor

OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty, Planning Board Member and Paul Graves, 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 Hess made a motion to approve the minutes of the December 18, 2023 Regular Town Board Meeting. Motion was seconded by Councilor Pleskach.

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

CORRESPONDENCE:

Regarding water for Manhattan Drive

Jim Laratta of Manhattan Drive was present to speak about the status for the request for public water for the northern portion of the town. He began by thanking Ron DeTota for his email with the information regarding the cost to bring public water to these parcels. He continued that he was disappointed that there was no mention of money from Onondaga County for this. In October, when he spoke with Legislator Kelly, he was told that there would be funds in the budget this year for this. Supervisor Ulatowski said that the amount is \$75,000.00 which would not go far in this request. Mr. Laratta said that they will need a Plan B and that they are not giving up. He asked about grant money and the process.

Mr. DeTota explained that to apply for grant funds, they must first be a part of a water district. To form a water district, they will need to have a realistic idea of how many residents will commit to the financial responsibility that this will incur. He further explained that grant applications are available year to year.

Mr. Laratta asked about Hastings and the funding that they have received. Mr. DeTota said that there are different factors with regard to who is awarded funding, based on a score. For example the Town of Hastings is less affluent. He added that this will also be put before NYS Department of Audit and Control (creating a water district) and there must be a majority in favor of it. Mr. DeTota reiterated that they need to form a committee (3) and organize the neighbors to commit if this is to progress. It will be reviewed to determine if it makes sense financially. Any funding will require a more detailed picture and a commitment from residents.

Mr. Laratta said that he will meet with residents and create a committee and to better gauge who is onboard and willing to take on the financial burden that public water will bring.

Some of the residents asked why there is a charge for water on the tax bill. Councilor Bick looked it up and suggested that they ask the Town Assessor. Mr. DeTota said that occasionally Onondaga County has mistakenly added the charge to parcels not receiving water.

County Legislature update

Kevin Meaker was present to discuss the appointments at the Onondaga County Legislature, adding that he will be present monthly to update the town on legislature happenings.

Mr. Meaker also thanked the Town Board for all of the comments at his last meeting as well as his six wonderful years with the board.

CANCELLATIONS and/or REQUESTED ADJOURNMENTS:

None

REGULAR MEETING

Licenses and Permits (PH) - CASUAL ESTATES (MOBILE HOME COURT) LLC, d/b/a MADISON VILLAGE:

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 2024, was opened by the Supervisor; proof of publication and posting was provided by the Town Clerk.

Peter Russo, Assistant Manager of Madison Village was present to update the Town Board on what has transpired over the last year. He began by reporting they have installed 10 new homes

and all have been sold and placed. There are 20 additional homes coming soon, spring-summer. Mr. Russo explained that the mobile homes are in high demand due to the increased real estate prices for single family homes. Mr. Russo said that they have continued to maintain the park by paving, repairing sidewalks and work on drainage issues.

Supervisor Ulatowski asked how many of the mobile homes are still rentals. Mr. Russo said that approximately 60 are still rented. The Supervisor asked how many are abandoned. Mr. Russo answered that one resident went into a nursing home and signed the home over to the park but that is the only vacant mobile home at this time. Councilor Hess asked how many parcels are empty, without a trailer. Mr. Russo answered 100-150 empty lots, adding that they are working to fill them and update the community.

Councilor Young asked how many total lots are there? Mr. Russo said 500 total. Councilor Young asked Commissioner Territo how many complaints or violations and there were none that the commissioner knew of. Supervisor Ulatowski read the letter from the inspection recommending renewal of the license (attached) and **closed** the public hearing.

Licenses and Permits (PH) - CASUAL ESTATES (MOBILE HOME COURT) LLC, d/b/a MADISON VILLAGE:

Councilor Hess made a motion to **approve** the application of **CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT**, for the renewal of its license for the year **2024**. Motion was seconded by Councilor Bick.

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

SPECIAL PERMIT (PH) Town Board Case # 1196 – GOGUEN DRIVE REALTY, LLC:

NO ACTION. (INCORRECT ADDRESS AND TAX MAP NO. LISTED ON APPLICATION. NEED TO RECALL AND READVVERTISE – SEE ITEM 10)

LOCAL LAW # 1 of 2024 - CHAPTER 230 “ZONING” of the Town Code amending SECTION 230-22 “SIGNS” :

A public hearing to consider proposed **LOCAL LAW No. 1 of THE YEAR 2024** to amend **CHAPTER 230 “ZONING”** of the Town Code, amending **SECTION 230-22 “SIGNS”** by amending 230-22C.(1)(c)[1][a][i] adding “NC-1” after “HC-1” and to be included in the Town of Clay Municipal Code. *This language would allow for electronic message signs in all Neighborhood Commercial (NC-1) zoning districts with a Special Permit from the Planning

Board, was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Commissioner Territo briefly explained that this will allow electronic signage for smaller retail businesses such as drug stores, jewelers etc. It would not apply to strip malls or multiple tenant parcels, only stand-alone businesses.

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

BOARD of ASSESSMENT REVIEW – Appointment:

Councilor Hess moved the adoption of a resolution re-appointing Cranston Gates to the **Board of Assessment Review** for a term of five years. Said term to expire **September 30, 2028**. Motion was seconded by Councilor Young.

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

SPECIAL PERMIT (CPH) Town Board Case # 1196 – GOGUEN DRIVE REALTY, LLC:

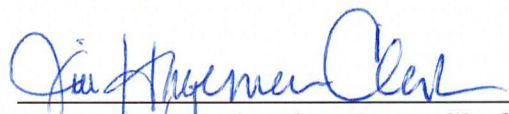
Councilor Hess moved the adoption of a resolution calling a public hearing **February 5, 2024**, commencing at **7:38 P.M.**, local time to consider the application of **GOGUEN DRIVE REALTY, LLC.**, for a Special Permit pursuant to Section 230-17 E.(2)(a)[4] - Bulk Processing Facility, to allow for a Concrete Batch Plant on land located at **7835 Goguen Drive, Tax Map No. 087.-01-08.1** consisting of ± 6.24 acres of land. Motion was seconded by Councilor Magaro-Dolan.

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

Adjournment:

The meeting was adjourned at 8:07 P.M. upon motion by Councilor Young and seconded by Councilor Bick.

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



Jill Hageman-Clark – Town Clerk/RMC