

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the 20th of January, 2021 at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph A. Bick	Deputy Supervisor/Councilor
David Hess	Councilor
Eugene Young	Councilor
Brian Hall	Councilor
Ryan Pleskach	Councilor
Kevin Meaker	Councilor
Jill Hageman-Clark	Town Clerk
Mark V. Territo	Commissioner of Planning and Development
Robert Germain	Town Attorney (Virtually)
Ron DeTota	Town Engineer (Virtually)

ABSENT:

OTHERS Present Virtually:

Russ Mitchell; Planning Board Chairman, Hal Henty; Planning Board Member, Judy Rios & Chelsea Clark; Executive Office.

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 January 4, 2021 Organizational and Regular Town Board Meeting. Motion was seconded by Councilor Meaker.

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

Cancellation and/or requested adjournments.

There were no cancellations.

Correspondence:

Several residents were present virtually to voice complaints about the Solar Substation being constructed on VerPlank Road and the method used to notify neighbors of pending hearings.

Renee began by explaining that she is not happy with the method used to notify neighbors of pending zone changes. She asked the Supervisor which neighbors were

specifically notified (information was given 1/27/2021), the date construction is to begin (no date known); she also asked for the Site Plan for the Waterhouse Road (1/27/2021) as well as what other projects have been approved (information may be found on the web).

Mr. Rick Dallman asked about the hours construction can be done. He said that they are working on Saturdays and holidays and he finds it very disruptive while homeschooling children and working remotely. Commissioner Territo said that construction can be done Saturdays 7am – 7pm and should be completed by the end of winter.

Mr. Dallman continued that the fence that has been constructed is an eyesore. Commissioner Territo said that a chain-link fencing around the arrays, was approved as a part of the site plan. Mr. Dallman said that he would like to know what was approved for appearance. Supervisor Ulatowski said that the site plan would be available.

Renee Sadowski asked if there are more substations coming and the impact on the community. There are no more approved substations beyond the VerPlank Rd and the Waterhouse Rd solar substations. Supervisor Ulatowski said that they are assembling a commission to work on the moratorium and perhaps she would like to be involved.

Several residents asked for the list of residents notified about the Waterhouse Road substation; also, were not happy with the method of notifying residents (200' mailing, Website, Posting on the Board in the Town Hall and Syracuse Newspaper). Several residents said that a 200' mailing was not prudent. Councilor Bick said in reality all residents are notified.

Janet Ward answered questions about the impact and “dirty energy” and explained that all work is completed in compliance with NYSEERDA.

Mike and Beth Jordan of Faith Journey UMC asked about a meeting regarding the proposed project. The Supervisor said that he would see when that could be scheduled and let them know.

REGULAR MEETING:

Zone Change (SEQR) – Town Board Case # 1156 – CNY Property Holdings:

Councilor Hess moved the adoption of a resolution that the application of **CNY PROPERTY HOLDINGS, LLC FOR A ZONE CHANGE** from RA-100 Residential Agricultural District to I-1 Industrial District for the construction of a new contractor service yard and a 5,000 square foot storage building with possible office use on vacant land located at **9017 Mud Mill Rd., Tax Map No. 042.-01-08.2**, consisting of approximately 7.05± acres of land. 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 Young.

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

Zone Change (D) – Town Board Case # 1156 – CNY Property Holdings:

Councilor Hess moved the adoption of a resolution **denying** the application of **CNY PROPERTY HOLDINGS, LLC FOR A ZONE CHANGE** from RA-100 Residential Agricultural District to I-1 Industrial District for the construction of a new contractor service yard and a 5,000 square foot storage building with possible office use on vacant land located at **9017 Mud Mill Rd., Tax Map No. 042.-01-08.2**, consisting of approximately 7.05± acres of land. Motion was seconded by Councilor Young.

Roll Call Vote as follows:

Councilor Young – Aye	Councilor Hall – Aye
Councilor Bick – No	Councilor Hess – Aye
Councilor Meaker – Aye	Supervisor Ulatowski – No
Councilor Pleskach – Aye	

Ayes – 5 and Noes – 2. *Motion carried. Application denied.*

Zone Change (PH) – Town Board Case # 1159 – ROBERT ALUZZO:

A public hearing to consider the application of **ROBERT ALUZZO FOR A ZONE CHANGE** from RA-100 to I-2 on 0.48± acres of overall 0.786-acre parcel located at **4993 Route 31**, part of **Tax Map No. 046.-01-13.1** was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Steve Calocerinos was present on behalf of the applicant. He gave a brief overview of the parcel and explained that the applicant is requesting a zone change on a portion of the parcel for a uniform zone of I-2 and allow for warehouse/ indoor equipment storage for the applicants business.

There was a discussion about variances and the encroachments (which will be affected by the zone change).

Supervisor Ulatowski said that he will refer this to the Planning Board for review and recommendation.

Councilor Hess made a motion to adjourn the public hearing to February 1, 2021 at 7:38. Motion was seconded by Councilor Meaker.

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

SPECIAL PERMIT (PH/Adj.) – TOWN BOARD CASE # 1158 – B. SCOTT GILLESPIE (4-5 LUMBER WAY, LLC):

A public hearing to consider the application of **B. SCOTT GILLESPIE (4-5 LUMBER WAY, LLC) FOR A SPECIAL PERMIT** pursuant to **Section 230-17 C. (2) (e) [3]** to allow for motor vehicle rental, on land located at **4 Lumber Way, Liverpool, Tax Map No. 114.-02-22.3.** was opened by the Supervisor.

Mr. Gillespie gave a brief overview and concluded by adding that the Planning Board gave a favorable recommendation after some minor modifications to the site plan. Supervisor Ulatowski concurred and asked if there were any questions or comments; there being none he **closed** the public hearing.

Fire Hydrant (A) – Horseshoe Island Road:

Councilor Pleskach moved the adoption of a resolution **approving** one (1) fire hydrant for the existing Clay Consolidated Water District L395 as proposed on OCWA Map File No. 837, sheet 11A for **Horseshoe Island Road** and authorizing the Supervisor to execute the additional OCWA fire hydrant application (9373 Horseshoe Island Road). Fire Hydrant No. 14645. OCWA Project No. 4210025. Motion was seconded by Councilor Hess.

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

Grant Application (A) - Education Center (PROJECT GREEN):

Councilor Meaker moved the adoption of a resolution approving the application for **(1) Education Center (PROJECT GREEN) at 9604 Black Creek Rd., Brewerton,** fully funded by a grant from Dormitory Authority of the State of New York, and authorizing the Supervisor to execute the necessary documents therefore. Motion was seconded by Councilor Bick.

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

Bid/ (RFQ) - Three Rivers Brownfield Opportunity Area (BOA) Pre-Development Project, Three Rivers Point:

Councilor Hall moved the adoption of a resolution authorizing the Supervisor to re-advertise a Request Qualifications (RFQ) from qualified firms interested in providing technical consulting services associated with Component 1 of the **Three Rivers Brownfield Opportunity Area (BOA) Pre-Development Project, Three Rivers Point,** within the Town of Clay. Said RFQ's to be received until **January 26, 2021, 2:00 P.M.,** local time. Motion was seconded by Councilor Meaker.

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

Zone Change (CPH) – Town Board Case # 1161- SAMUEL BARTORILLO:

Councilor Hess moved the adoption of a resolution calling a public hearing **February 1, 2021**, commencing at **7:35 p.m.**, local time to consider the application of **SAMUEL BARTORILLO FOR A ZONE CHANGE** from **RA-100** to **R-40** to allow for a two-lot subdivision on property located at **8191 Maple Road, Tax Map No. 073-01-08.0** located on 3.69± acres of land. Motion was seconded by Councilor Pleskach.

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

MOBILE HOME LICENSE 2021 (A):

Councilor Hall moved the adoption of a resolution **approving** the application of **CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT** for the renewal of its license for the year **2021**. Motion was seconded by Councilor Bick.

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

Adjournment:

The meeting was adjourned at 8:28 P.M. upon motion by Councilor Young and seconded by Councilor Hall.

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

Jill Hageman-Clark RMC / Town Clerk