

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, Clay, New York on the 1st of June, 2020 at 7:30 P.M., there were (remotely):

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
Ron DeTota	Town Engineer

ABSENT:

None

The meeting was called to order by Supervisor Ulatowski at 7:30 P.M. The Supervisor asked that all present rise for the Pledge of Allegiance.

Approval of Minutes:

Councilor Hess made a motion to approve the minutes of the May 4, 2020 meeting. Motion was seconded by Councilor Hall .

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

Cancellation and/or requested adjournments.

Supervisor Ulatowski said that item numbered 11 will not be heard tonight as the applicant has requested that the calling the public hearing be postponed pending more information.

Correspondence:

There was no correspondence.

REGULAR MEETING:

ZONE CHANGE (PH) - Town Board Case # 1150 MVAH Holding, LLC:

A public hearing to consider the application of **MVAH HOLDING, LLC AND FAITH JOURNEY UNITED METHODIST CHURCH AS SUCCESSOR-BY-**

MERGER TO TRINITY UNITED METHODIST CHURCH FOR A ZONE CHANGE for the construction of two 3-story 24 unit apartment buildings, including associated parking and site improvements, located at **8396 Morgan Rd., Tax Map No. 060.-01-05.1.**

Joe Palumbo, Trey Barbour and Brian Sleva were present via web conference. Mr. Barbour gave some background explaining that MVAH Partners is a multistate, multifamily housing developer. They have developed in about 17 states and are now looking to construct a 48 unit project in Clay. They are proposing 96 parking spaces and will build one, two and three bedroom units on about 4 acres of the 15 acre parcel. They will provide modern amenities, community rooms, walking trails, a playground and fitness facilities. There will be a curb cut off Morgan Road. Councilor Bick asked if it will encroach on the wetlands. Mr Barbour assured that it will not encroach on the wetlands and added that this is the only part of the parcel that can be developed. There was a discussion regarding where exactly the parcel is and it was decided that the Commissioner of Planning would better indicate the exact location.

Supervisor Ulatowski said that he would open this to the public.

Patrick Galvin of Sweetmill Lane began by stating that he had just heard of this on Thursday; he sent an email and had not yet had the time to research it or go to Town Hall. He said that he was concerned with the increase of traffic with the development of the Amazon warehouse.

Christine Duff also sent an email; she stated that she did not want apartments. They have a lot of nice wildlife and she does not want the increase in traffic noise. The Supervisor asked if Ms. Duff had a question. She said the traffic, I don't want them widening the road and coming into my back yard.

There being no further questions the supervisor **adjourned** the public hearing to **June 15, 2020 at 7:35 PM** based on a motion from Councilor Hess and Seconded by Councilor Hall.

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

ONONDAGA COUNTY COMMUNITY DEVELOPMENT for the year 2020 (PH):

A public hearing to solicit from Town of Clay residents their comments and input regarding the use of funds by the Town of Clay with respect to the applications for funding filed with the **ONONDAGA COUNTY COMMUNITY DEVELOPMENT** for the year **2020**.

Supervisor Ulatowski said that each year funds are made available to towns depending on size for projects in the qualifying neighborhoods. The town usually

uses these funds to offset the paving costs. He continued that he would get in touch with Highway to see which areas qualify. There being no questions or comments he **closed** the public hearing.

LOCAL LAW NO. 3 of the YEAR 2020 (PH) One Year Temporary Moratorium (solar) :

A public hearing to consider proposed **LOCAL LAW NO. 3 OF THE YEAR 2020**, enacting a **one-year Temporary Moratorium** on the consideration, approval, and development of any and all commercial solar array installations and commercial solar utility substations within the Town of Clay for a period of one (1) year from the active date of the Local Law, or sooner if new legislation amending the policy or Code of the Town of Clay addressing commercial solar array permitting and installations is enacted. The purpose of this Local Law will be to stay all actions until the presentation/passage of amended Town Policy and Code provisions dealing with proposed new commercial solar utility substations are approved. It is the intent of the Local Law to specifically exempt existing applications as of the date of the public hearing as well as any and all non-commercial residential solar applications.

Supervisor Ulatowski explained that this local law will put forward guidelines regarding commercial solar projects for one year or sooner if new legislation is enacted. This local law will exempt existing applications as well as any residential applications.

This will serve to provide guidance as to where commercial solar projects would be the best fit. With the recent influx of applications the town is seeking parameters for the best placement. The proposal will include establishing a committee consisting of residents and business people and the possibility of hiring a consultant to ensure the best placement of potential sites for future solar projects.

Councilor Young said that the number of acres and the actual size of the project should be considered. Supervisor Ulatowski concurred and said that the Clerk would make note in the minutes.

Councilor Hess said that he is in favor of this but if the solar arrays are not substations they are generating stations. The Supervisor agreed that they are not substations and again said that the Clerk would make note in the minutes.

Kurt Stroman, legal counsel to P. Drescher Company explained that the P. Drescher company has had several projects in the Town of Clay and has recently submitted an application and would be adversely affected by this local law. He continued that they would like to partner with the Town to develop this.

Supervisor Ulatowski explained that he would be meeting with counsel; however, +it is the intent to exempt any existing applications. He continued that he will be convening a commission to begin addressing some of these concerns.

Councilor Bick made a motion to **adjourn** the public hearing to **June 15, 2020 at 7:44 PM**. Motion was seconded by Councilor Hall.

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

LOCAL LAW NO. 4 of the YEAR 2020 (PH) Public Self Storage Facility:

A public hearing to consider proposed **LOCAL LAW NO. 4 OF THE YEAR 2020** amending **Section 230-17 D. (2)(b)** by adding item **[10] Public Self-Storage Facility** to the **I-2 District** to the Code of the Town of Clay.

ONONDAGA COUNTY COMMUNITY DEVELOPMENT for the year 2020 (A):

Councilor Hall moved the adoption of a resolution authorizing the application to **ONONDAGA COUNTY COMMUNITY DEVELOPMENT** for the year **2020**. Motion was seconded by Councilor Hess.

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

SPECIAL PERMIT – ROCKLYN COMMERCIAL, LLC & WOODSIDE COMMERCIAL, LLC (CPH):

No Action

Appointment – Deputy Town Clerk:

Councilor Young moved the adoption of a resolution appointing **ANDREA SACKETT** as second **Deputy Town Clerk** for a term of two (2) years to fill the unexpired term of Gloria Wetmore. Said term to expire December 31, 2021. Motion was seconded by Councilor Bick.

Ayes – 6 and Noes – 0. *Motion carried. Councilor Meaker abstaining.*

Adjournment:

The meeting was adjourned at 8:15 P.M. upon motion by Councilor Young and seconded by Councilor Bick.

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

Supervisor Ulatowski thanked everyone for their participation and explained that he hopes to get back to the regular meeting process in person.

Jill Hageman-Clark RMC / Town Clerk