

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the July 17th, 2023 at 7:30 P.M., there were:

PRESENT:

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

ABSENT:

Deborah Magaro-Dolan Councilor

OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty, 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 June 20, 2023 Town Board meeting. Motion was seconded by Councilor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*

Correspondence:

Supervisor Ulatowski read the following letter from Councilor Magaro-Dolan:

Dear Mr. Supervisor and Madam Clerk:

In my absence, I ask this statement be read at the Town of Clay Board meeting on July 17, 2023 and entered into the minutes before the agenda resolution to change zoning for multiple acres in the White Pine Commerce Park.

Our town is at the center of development that will provide benefits and impacts for generations to come. To continue to institute a sustainable, modern, and viable community for future generations we must look beyond the historical confines of our past.

A zone change for the additional acres to add to the existing White Pine Commerce Park should be seen as a step toward increased progress for the Town of Clay, Onondaga County, the Central New York region, New York State, and our great country. Without this zone change, we limit that progress and would never know the "what if." It is with great pride that I convey my support for this proposed zone change. If I were present at this meeting, I would show my enthusiastic support with a "yes" vote.

*Respectively submitted,
Deborah A. Magaro-Dolan
Town of Clay Councilor*

Cancellation and/or requested adjournments:

Supervisor Ulatowski said that item number 9 on the agenda will be adjourned at the request of the applicant. Councilor Hess made a motion to **adjourn** the continued/adjourned public hearing for **Tidal Wave Auto Spa to September 6, 2023 at 7:41 PM**. Motion was seconded by Councilor Pleskach.

Ayes – 7 and Noes – 0. Motion carried.

There were no additional requests for cancellations or adjournments.

Supervisor Ulatowski asked if anyone wished to address the Board on any items not on the agenda.

REGULAR MEETING:

LOCAL LAW No. 3 of the YEAR 2023 (SEQR) (amending) Chapter 230-16C:

Councilor Hess moved the adoption of a resolution that the application of proposed **LOCAL LAW NO. 3 OF THE YEAR 2023**, 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 Bick.

Ayes – 6 and Noes – 0. Motion carried.

LOCAL LAW No. 3 of the YEAR 2023 (A) (amending) Chapter 230-16C:

Councilor Hess moved the adoption of a resolution **approving LOCAL LAW NO. 3 OF THE YEAR 2023** amending Chapter 230 entitled “ZONING” by amending Section 230-16C.(2)(e) to add new item [14] “ANIMAL CARE/ TRAINING FACILITY” with a Town Board Special Permit to said section of the Code of the Town of Clay. Motion was seconded By Councilor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*

ZONE CHANGE (FINDINGS) (SEOR) (A)– Town Board Case #1182 - Onondaga County Industrial Development Agency (OCIDA)/White Pine Commerce Park:

Supervisor Ulatowski began reading (and was followed by Councilors Meaker and Pleskach), the Town of Clay FINDINGS AND DECISIONS

In the Matter Of: Onondaga County Industrial Development Agency as Applicant
Zoning Amendment - Zone Change Petition:
White Pine Commerce Park

Part I - Introduction

OCIDA's Zone Change Petition

On March 24, 2023, the Onondaga County Industrial Development Agency ("OCIDA") submitted a Zoning Amendment - Zone Change Petition including ten (10) exhibits ("Petition") with respect to land in the White Pine Commerce Park ("Park") in the Town of Clay ("Town"). To enhance the viability of large-scale developments, OCIDA owns over 1,200 acres and 64 parcels within the Park. Any parcel not owned by OCIDA was not part of its Petition.

Pursuant to Town of Clay Zoning Code ("Zoning Code") § 230-24.8(2), OCIDA asked that the Town Board consider amending the zoning of approximately 861.58 acres (55 parcels) that OCIDA owns within the Park from Residential Agricultural District ("RA-100") (53 parcels) and One Family Residential R-15 ("R-15") (2 parcels) to Industrial 2 ("I-2"). Within the Park, approximately 346.28 acres (9 parcels) are already zoned I-2.

The main intent of OCIDA's Petition was to increase marketability of the Park and viability of a multi-fab semiconductor facility. Through its substantial and various marketing efforts, OCIDA learned that the 300 plus acres of I-2 zoned land within the Park was not large enough to induce a semiconductor manufacturer to locate at the Park. OCIDA set forth that the RA-100 and R-15 zones cannot support the goals and uses desired in the Park given the limited permitted and specially permitted uses, as well as restrictive bulk and area requirements. Meanwhile, the I-2 zone, permits: wholesale, warehouses, trucking terminals, manufacturing, utility substations, public self-storage, building products sale and storage, by Planning Board Site Plan Approval. By Town Board special permit, the I-2 zone permits: heavy equipment sales, service, storage, and display; contractor's service yard; motor vehicle storage; and motor vehicle rental. The I-2 zone

also has no minimum with respect to area, width, or depth. As OCIDA concluded, the I-2 zone is situated to catalyze development of the Park, bringing the vision to reality and creating numerous benefits for the Town in the form of cornerstone developments that are regional destinations, increased tax revenue, and additional economic growth.

The Proposed Action

The zone change requested in the Petition was previously evaluated under the State Environmental Quality Review Act ("SEQRA"). As set forth more fully below, Park expansion and the underlying zone change were all considered as part of a Final Supplemental Generic Environmental Impact Statement ("FSGEIS") conducted by OCIDA in summer 2021. This prior SEQ RA review evaluated a generic development project.

As stated by OCIDA in its Petition, and as clarified by OCIDA throughout the course of review of this matter by the Town, there is no specific development proposal as part of the Petition. Several months before submission of the Petition, Micron Industries Inc. ("Micron") announced future construction and development of a multi-fab semiconductor facility in the Park. While the Petition and its underlying zoning requests was made as part of OCIDA's efforts to better market the Park and secure an interested development proposal like the one announced by Micron, there are no development, construction, or site plan specifics associated with that project or that are before the Town.

Therefore, the Proposed Action before the Town consists of OCIDA's zone change request as set forth in its Petition:

1. Amending the zoning of 53 OCIDA owned parcels within the Park from RA-100 to I-2; and
2. Amending the zoning of 2 OCIDA owned parcels within the Park from R-15 to I-2.

Again, the Proposed Action does not include any specific development proposal. Future, specific development and construction proposals to develop the Park will be independently assessed against the conditions and thresholds identified and studied in the FSGEIS and evaluated under

Location of the Proposed Action and Properties within the Proposed Action

The Park is located in the northeastern corner of the intersection of NYS Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County. The Park is located in the eastern portion of the Town of Clay, adjacent to the Town of Clay/Town of Cicero boundary.

In its Petition letter of intent dated March 24, 2023, and Petition Exhibit 3 and 4, OCIDA detailed the 55 properties subject to the zone change. Petition Exhibit 3 is a chart that lists each property by Tax Parcel Number, provides the address, acreage, and zoning; Exhibit 4 is an aerial map that correlates with the Map ID column of Exhibit 3, and Exhibit 4 also shades the properties by zoning. The Petition letter of intent dated March 24, 2023 also provides a modified excerpt of the Town Zoning Map to demonstrate location and scope of the Proposed Action.

Part II - Petition Review Procedure and Standards **Public Hearing and Referral Requirements**

Under Zoning Code § 230-24.B(2), the Town Board shall approve the adoption of all modifications to the Town Zoning Code and corresponding changes to the zoning map. Pursuant to Zoning Code § 230-24.C(3)(d), the Town Board shall refer the Petition to the Town Planning Board for advisory review and comment. Under Zoning Code § 230-26.E(2)(b), the Planning

Board must conduct an informational hearing on the zone change prior to making its advisory recommendation. The Town Board cannot make a decision until the Planning Board completed its advisory recommendation, and under Town Zoning Code § 230-24, a public hearing before the Town Board was required before reaching decision on the Petition.

The Town Board and Planning Board both received the Petition. The Town Board listed the Petition as Case number 1182. The Planning Board listed the Petition as case 2023-016.

On May 15, 2023, pursuant to General Municipal Law ("GML") §239-m, a full statement of the proposed action was referred to the Syracuse-Onondaga County Planning Agency, Onondaga County Planning Board ("OCPB"). OCPB received a full statement of the proposed action and listed the Proposed Action as OCPB Case number Z-23-158. On June 7, 2023, OCPB met and duly recommended that the zone change Petition be approved. A copy of the GML 239-m referral and OCPB approval recommendation is attached as **Exhibit A**.

On May 25, 2023, the Town duly noticed a Public Hearing for June 7, 2023. Additionally, pursuant to GML § 239-nn, the Town of Cicero Town Clerk was notified of the June 7, 2023 Public Hearing. Then, on June 7, 2023 the Town of Clay conducted a joint public hearing before the Town Board and the Planning Board at the Liverpool High School Auditorium. A copy of the Public Hearing Notice is attached as **Exhibit B**.

At the June 7, 2023 public hearing, the Town Supervisor and Town Councilmembers, Planning Board Chairperson and Members, and members of the public in attendance were all given an opportunity to ask questions, provide comments regarding the Petition and zone change request. OCIDA and its representatives presented an overview of the zone change requests to the public and Town officials. OCIDA also addressed comments and questions from the Town Board, Planning Board, and members of the public regarding the requested re-zoning of the Property. A stenographic transcript of the meeting was made and later supplied to both the Town Board and Planning Board for consideration and inclusion into their respective records. The transcript of comments was also supplied to OCIDA for inclusion in the SEQ RA record. A copy of the certified transcript of the public hearing is attached as **Exhibit C**.

The Planning Board closed its portion of the public hearing on June 7, 2023. A copy of the Planning Board's June 7, 2023 meeting minute are attached as **Exhibit D**.

The Town Board closed its portion of the public hearing on June 7, 2023. A copy of the Town Board's June 7, 2023 Meeting Minute are attached as **Exhibit E**.

On June 14, 2023, the Planning Board made its written advisory recommendation to the Town Board. A copy of the Planning Board Recommendation is attached as **Exhibit F**.

SEQRA

Article 8 of the New York Environmental Conservation Law and 6 NYCRR Part 617 ("SEQRA") requires state and local government agencies to consider environmental impacts of proposed actions during discretionary decision-making. In this case, development of the Park is part of a 2013 Final Generic Environmental Impact Statement and 2013 Finding Statement conducted by OCIDA as lead agency.

In 2019, OCIDA sought to expand the Park to approximately ±1,250 acres. OCIDA's Park

expansion was not dependent on any specific development proposal, but rather necessary for OCIDA to expand the Park and make it more marketable. In outlining this Park expansion, OCIDA evaluated the necessary zone change from residential to industrial (the Petition request). As there was no specific development proposal or application before OCIDA at that time to develop the Park, OCIDA's supplemental environmental review considered a generic project, focusing on OCIDA's goal of developing the expanded Park with a tenant or tenants in the semiconductor industry. A supplemental, generic environmental review is a well-established SEQRA tool used to help agencies evaluate large scale actions, including area-wide zone changes, phased developments of industrial or commercial parks, and the eventual development of a broad geographic area.

OCIDA's supplemental environmental review, considered a generic Park expansion and a subsequent buildout encompassing approximately 4.0 million square feet of industrial development at the Park with height of structures to no more than 160 feet and approximately 400 acres of surface disturbance. Buildout also included new access roads, utility/infrastructure improvements, and on-site amenities and improvements for Park circulation. The generic development reviewed was expected to bring approximately 4,000 jobs covering three shifts that operate 24/7 year-round. The data evaluated was adapted from similar developments to what OCIDA sought for the Park. The zone change requested in the Petition was included in OCIDA's supplemental SEQRA review of the Proposed Action, along with a critical evaluation of relevant cumulative impacts, facts, and conclusions associated with the expansion of the Park.

The present expansion and development of the Park, inclusive of the Petition request, was evaluated and reviewed by OCIDA as part of its 2021 supplemental review. During that 2021 SEQRA process, the Town of Clay Town Board, Zoning Board of Appeals, and Planning Department were involved agencies as part of the coordinated review.

On May 6, 2021, OCIDA, as lead agency, issued a Notice of Completion of the Draft Supplemental Generic Environmental Impact Statement ("DSGEIS") and a Notice of Public Hearing. A public hearing was held on May 24, 2021 and comments on the DSGEIS were accepted by OCIDA until June 11, 2021. A total of 74 comments were received from the general public, some of which were duplicates, from a total of 64 commenters. In addition, two state agencies submitted comments. Following issuance and public comment on the DSGEIS, the abovementioned FSGEIS [Final Supplemental Generic Environmental Impact Statement] was issued by OCIDA on July 16, 2021.

By resolution dated July 27, 2021, OCIDA, as lead agency found that, on balance, and after due consideration of all relevant documentation and related information, it had more than adequate information to evaluate the relevant benefits and potential impacts of the Project and to issue a Findings Statement concerning the Project.

In its Findings Statement, OCIDA concluded that any impacts associated with a generic development project, including the underlying zone change request set forth in the Petition, had been avoided, minimized and mitigated to the maximum extent practicable.

The Findings Statement identified the process for considering Future Actions to determine if further review is required under SEQRA, and it determined that no further SEQRA compliance would be required if a proposed action will be carried out in conformance with the conditions and thresholds established for such actions in the FSGEIS and Findings Statement.

The Zone Change is being carried out in conformance with the conditions and thresholds

established for such actions in the FSGEIS and Findings Statement such that no further SEQRA action is required. Neither the FSGEIS nor if the Town's adoption of a Zone Change commits any agency to approve a specific development proposal for the Park that does not conform to the conditions and thresholds established for such actions in the FSGEIS and Findings Statement. This includes, but is not limited to the recent announcement from Micron that it intends to seek the necessary approvals to construct and develop a multi-fab semiconductor facility at the Park.

While the Petition and its underlying zoning requests are necessary as part of OCIDA's efforts to better market the Park and secure an interested development proposal like the one announced by Micron, there are no development, construction, or site plan specifics associated with that project or that are before the Town. The Petition and its underlying zoning requests does not commit the Town to approve any other specific development project proposed at the Park, now or in the future. This includes the publically announced Micron project, which likely exceeds the conditions and thresholds identified and studied in the FSGEIS and will be required to undergo a robust project specific environmental review that fully complies with SEQ RA for which the Town may participate. Adoption of the zone change will therefore be no less protective of the environment as any future project will be required to fully comply with SEQRA.

If Micron or any other semiconductor manufacturer applies for Site Plan approval from the Town, the Town's Planning Board will have many opportunities to evaluate potential impacts from the specific project at the time of application and ensure that any potential environmental impacts have been identified and sufficiently avoided, minimized and/or mitigated to the maximum extent practicable.

Councilor continued reading.

Town Standards of Review for a Zone Change

Town Board reviews the Petitioner to determine whether the zone change meets the standards of review set forth in Zoning Code§ 230-24.C(2)(a)-(c):

(a) Compliance to Town planning. All zoning amendments shall be considered with respect to the Town's planning actions, programs, studies, and/or any planning documents that are consistent with the provisions of NYS Town Law§ 272-a. All zoning amendments shall seek to further the policies of these programs and plans.

(b) Community well-being. All zoning amendments shall, in the judgment of the Town Board, enhance the health, safety and welfare of the entire Town and promote land development that furthers the community interests of the Town.

(c) Districts. Districts with separate and distinct regulations for land uses and structures may be established and applied when they further Town-wide objectives, respond to general conditions within an area and will uniformly treat land uses and structures within the district.

Administrative Record and Petition Contents

The Town considered substantial documentation in reaching its decision and findings contained herein. The entirety of public documents (Town Planning Board and Town Board minutes, written public comments, Petition with exhibits, etc.) are on file at the Town Clerk's Office. Additionally, since soon after its submission, the Petition has been available for online access and download at the Town's Website.

The Petition contains the following two letters of intent:

I. March 24, 2023 Letter of Intent from Barclay Damon LLP transmitting the initial submission of the Petition, describing the Proposed Action, Town Zoning Amendment Procedure, scope of SEQRA review, and General Municipal Law Compliance, with Exhibits 1-9.\

II.

1. Town of Clay Petition for Change of Zone Application Form
2. Zone Change Petition - Standards of Review Analysis
3. List of OCIDA owned parcels
4. Zone Change Petition Aerial
5. Environmental Assessment Form from FSGEIS Completed by OCIDA
6. July 2021 Findings Statement
7. Evidence of Site Ownership - Deeds of OCIDA Owned Parcels
8. OCIDA Resolution Authorizing Zone Change Application
9. Zone Change Petition fee of \$400.00

III. July 10, 2023 Letter of Intent from Barclay Damon LLP transmitting the first supplemental submission, responding to Town Board, Planning Board, and public comments from the June 7 Joint Town Board and Planning Board public hearing, with Petition Exhibit 10.

10. September 29, 2022 Study by Regional Economic Models, Inc. - *Economic and Fiscal Impact of Establishing a Semiconductor Manufacturing Facility in Onondaga County, New York*

Some record contents are reproduced as exhibits specific to the Findings and Decisions contained herein.

Part III - Findings and Decision **SEQ RA Findings**

OCIDA, as lead agency, issued its own Findings Statement after the FSGEIS. Therefore, the Town Board, as an involved agency and authority having jurisdiction over the Petition, must also issue its own Findings Statement for any action it takes. A Findings Statement considers relevant environmental impacts presented in the FSGEIS, then weighs and balances them with social, economic, and other essential considerations, and then provide a rationale for the Town's decision.

The Town Board hereby affirms, approves, and adopts its SEQRA Findings Statement attached here **Exhibit G**. As set forth more fully in the Findings Statement, the Town Board certifies that SEQ RA requirements have been met, the Petition minimizes or avoids environmental impacts to the maximum extent practicable, and the Town Board may subsequently render a decision on the Petition.

In addition to the Findings contained in the Town's Finding Statement, Exhibit G, the Town

sets forth the following:

1. The Town, as an Involved Agency, has participated in the coordinated SEQ RA review of the Project, hereby issues the SEQRA Statement of Findings
2. The Town is aware of two comprehensive studies (LWRP and Northern Land Use 2011) that are used as planning tools. Neither study is applicable or persuasive here. The land in the areas near to and surrounding the site are either already zoned I-2, and all of the adjoining residential or agricultural parcels under consideration here are owned by OCIDA and are currently not occupied as residences.
3. The Town acknowledges receipt of the OCPB approval recommendation, Exhibit A, which resolved that the County Planning Board approves the proposed zone change in the interest of economic growth and job creation within an urbanized area of Onondaga County, with access to infrastructure, transit, and the regional transportation system-approval of the Project. OCPB further notes the Proposed Action will not have a potential significant adverse inter-county or countywide implications
4. Pursuant to Town Zoning Code, the Planning Board also offered recommendations, Exhibit F, and the recommendation of the Planning Board has been duly considered by this Town Board.

Decision

The Town Board, in receipt of all the documentation that constitute the public record and administrative record of proceeding, having thoroughly reviewed the same, and having evaluated and analyzed the Petition and record with respect to three standards of review Zoning Code § 230-24.C(2)(a)-(c), hereby approves the Petition of OCIDA to:

1. Amend the zoning of 53 OCIDA owned parcels within the Park from RA-100 to I-2; and
2. Amending the zoning of 2 OCIDA owned parcels within the Park from R-15 to I-2.

The reasons for approval, based on Town Zoning Code of the Petition and grant of the request to amend the zoning of the Parcels as set forth in the Petition are as follows:

(a) Compliance to Town Planning:

The Purpose of the Town's Zoning Code is to "promote and protect, to the fullest extent reasonable, the environment of the Town and its public health, safety and general welfare." Zoning Code § 230-3. "The purpose of the I-2 District is to promote and accommodate processes that primarily operate in a clean and orderly manner that may involve exterior activities sensitive to environmental features and available public services." Zoning Code § 230-17.D(1).

The I-2 zoning better enables the Park to successfully locate a semiconductor facility, and the beneficial economic impact that results from the Park I-2 zoning designation and the desired semiconductor development include, for example, substantial increase in employment, expanded tax base/increase in government revenue, decrease in poverty, healthy population growth, and additional disposable income for area residents that can benefit local and regional commerce as well as cultural and entertainment institutions.

As set forth in the Town's Findings, the Petition minimizes or avoids environmental impacts to the maximum extent practicable.

Therefore, granting the Petition to amend the zone of the relevant properties promotes and protects, to the fullest extent reasonable, the environmental of the Town and its Public health, safety, and general welfare, thereby achieving the goals of Town zoning code and planning mechanism in place ..

(b) Community well-being.

The community is well served by the Petition and the I-2 zoning classification across the park. The economic impact the Petition's underlying zone change request may catalyze significant benefits the Town and region, increasing the likelihood of future development within the Park as well as indirect economic improvements associated with a multi-fab semiconductor facility.

It is anticipated that, future Park development (and indirect development) will introduce new and varied housing options to the area; increase employment, increase charitable contributions, and reduce poverty; increase government revenue that can be allocated to public works, education, police/fire, and other services that benefit the community; promote an increase in personal income and personal spending across local eateries, retail stores, entertainment venues, civic and cultural institutions, and recreational attractions.

(c) Districts.

Over one-quarter of the Park is already zoned I-2. The Petition requests reasonably and logically extends that existing zoning classification to further the Park's mission. As mentioned above, achieving the Park's mission stands to significant benefit to Town an Community. The zone change therefore responds to general conditions with the area (remainder of the Park owned by OCIDA) and uniformly treats all property within the Park under the same zoning classification.

SEORA Findings Decision:

Councilor Pleskach moved the adoption of a resolution **Approving** and Adopting the proposed SEQRA Findings dated July 17th, 2023 at attached to this document as Exhibit G. Motion was seconded by Supervisor Ulatowski.

Ayes – 6 and Noes – 0. *Motion carried.*

Decision:

Councilor Pleskach moved the adoption of a resolution **Approving** the application of the Onondaga County Industrial Development Agency for a Zone Change to 1-2 Industrial for the parcels duly identified in the Application (Exhibit 3) as requested. Motion was seconded by Supervisor Ulatowski.

Ayers – 6 and Noes – 0. *Motion carried.*

Exhibit List

- A. GML 239-M County referral and OCPB Approval Recommendation
- B. Joint Town Board and Planning Board Public Hearing Notice
- C. June 7, 2023 Public Hearing Transcript
- D. June 7, 2023 Planning Board Meeting Minutes
- E. June 7, 2023 Town Board Meeting Minutes
- F. June 14, 2023 Planning Board Meeting Minutes
- G. Proposed SEQRA Findings statement with attachment aerial map

See attached at the end of the minutes.

ZONE CHANGE – (PH/Adj.) – Town Board Case # 1178 - TIDAL WAVE AUTO SPA:

Adjourned to September 6, 2023.

TRAFFIC & VEHICLES (PH) – PARKING PROHIBITED AT ALL TIMES – MARLIN DRIVE:

A public hearing to consider an amendment of **CHAPTER 211, TRAFFIC AND VEHICLES ORDINANCE** of the Town of Clay, **SECTION 211-18 “PARKING PROHIBITED AT ALL TIMES”** to designate and provide no parking signs on **MARLIN DRIVE** was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Crystal Young spoke on behalf of this request; she explained to the Board that she is unable to receive mail or trash service due to residents parking in front of her home. She continued that there is no parking permitted on the opposite side of the street, therefore, encourage residents parking on the street to do so in front of her house. Ms. Young produced pictures on her phone of cars parked, blocking her mailbox. Councilor Hess asked if mailboxes are located on both sides of the road and they are. Councilor Bick asked if she is requesting no parking on the entire side or just in front of her home. Ms. Young said just in front of her home. Councilor Young stated that parking is limited and all of the “NO PARKING” signs should be removed. He also suggested that law enforcement should be contacted if cars are blocking the mailbox. Commissioner Territo suggested perhaps the USPS could install mail kiosks or cluster mailboxes.

Both the Highway Superintendent and the Town Constable reported that they do not support additional no parking on this street.

Supervisor Ulatowski **closed** the public hearing and explained that a decision will likely be rendered at the next Town Board meeting on August 21, 2023.

SPECIAL PERMIT (PH) – Town Board Case # 1186 - PIZZA HUT/JAMES D. SMITH ARCHITECT:

A public hearing to consider the application of **PIZZA HUT/JAMES D. SMITH ARCHITECT**, for a Special Permit pursuant to Section 230-16C.9(2)(e)[2] – Drive-In Service, to allow for a restaurant with a drive-thru on land located at **7365 Oswego Road, Tax Map No. 104.-02-09.2**. was opened by the Supervisor; proof of posting and publication was furnished by the Town Clerk.

Chris Boyea and Amanda Heintzelman were present on behalf of Pizza Hut/Tasty Hut. The applicant is proposing a drive-thru for online order pick up. They explained that the company is renovating to become more competitive in the current market. Mr. Boyea continued that they have seen a decline in dine in service, and will decrease the size of the dining room to accommodate this renovation. The footprint will not change with the exception of the bump out for the window.

There was a discussion about the stacking and the traffic flow. Three cars will be able to stack at a time and the window will not allow ordering. They are waiting on Site Plan approval from the Planning Board.

Councilor Hess made a motion to **adjourn** the public hearing to **August 21, 2023** at 7:41 P.M. Motion was seconded by Councilor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*

NEW POSITION (A) – DIRECTOR OF EMPLOYEE RELATIONS:

Councilor Bick moved the adoption of a resolution approving an addition of the title of Director of Employee Relations in the Town of Clay Supervisor's office with the Onondaga County Department of Personnel in accordance with the requirements of New Position Duties Statement,

Form P-300 rev. 7/99, dated June 22, 2023. Motion was seconded by Councilor Hess.

Ayes – 5 and Noes – 1. *Motion carried.*

ZONE CHANGE (CPH) – Town Board Case # 1187 - MORGAN ROAD STORAGE/KRAFT REAL ESTATE, LLC.:

Councilor Meaker moved the adoption of a resolution calling a public hearing **August 21, 2023**, commencing at **7:35 P.M.** local time to consider the application of **MORGAN ROAD STORAGE/KRAFT REAL ESTATE, LLC.**, for a Zone Change from O-2 Office to HC-1 Highway Commercial, to allow for a public storage facility on land located at **Morgan Road and Piccadilly Square, Tax Map No. 104.-03-13.1** consisting of **±2.2** acres of land. Motion was seconded by Councilor Pleskach.

Ayes – 6 and Noes – 0. *Motion carried.*

SPECIAL PERMIT (CPH) – Town Board Case # 1188 - JAMES RANALLI III/RANALLI GENERATIONS LLC:

Councilor Bick moved the adoption of a resolution calling a public hearing **August 21, 2023**, commencing at **7:38 P.M.** local time to consider the application of **JAMES RANALLI III/RANALLI GENERATIONS LLC.**, for a Special Permit pursuant to Section 230-16 C.(2)(e)[15], E-Commerce or Delivery use, to allow for pharmaceutical warehouse on land located at **4155 State Route 31, Tax Map No. 028.-01-40.5** consisting of **12 +/-** acres of land. Motion was seconded by Councilor Hess.

Ayes – 6 and Noes – 0. *Motion carried.*

BID ADVERTISEMENTS - ADA Compliant Restrooms and Concession Facilities:

Councilor Hess moved the adoption of a resolution authorizing the advertisement of bids for new ADA Compliant Restrooms and Concession Facilities at 1.) Clay Park Central, 4821 Wetzel Road, Liverpool, NY – funding provided through Dormitory Authority of the State of New York (DASNY), Onondaga County Community Development Block Grant (OCDBG) and the American Rescue Plan Act (ARPA). Motion was seconded by Councilor Pleskach.

Ayes – 6 and Noes – 0. *Motion carried.*

Agreement (A) - Loretto Buckley Housing Development Fund Company, Inc:

Councilor Meaker moved the adoption of a resolution for the Town of Clay to act as Supervising Agency for the Loretto Buckley (“Loretto-Buckley”) Housing Development Fund Company, Inc., a Housing Development Fund Company as described in Section 572(14) of the Private Housing Finance Law. Service as the Supervising Agency will have no cost to the Town taxpayers, and the Town will be entitled to receive financial verification from Loretto-Buckley upon request to confirm the company is providing low cost housing to seniors. The resolution is subject to the receipt of insurance coverage. This resolution also authorizes the Supervisor to execute all documents necessary to effectuate this action. Motion was seconded by Councilor Bick.

Ayes – 5 and Noes – 1. *Motion carried.*

A roll count vote went as follows:

Councilor Meaker	Yes	Councilor Young	No
Supervisor Ulatowski	Yes	Councilor Bick	Yes
Councilor Hess	Yes	Councilor Pleskach	Yes

APPOINTMENT – DEPUTY TOWN CLERK:

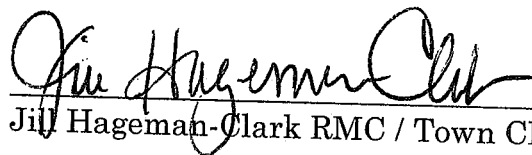
Councilor Hess moved the adoption of a resolution appointing **ANDREA SACKETT** as **Deputy Town Clerk** to fill the unexpired term of Kristine Alpuerto. Said term to expire **December 31, 2023**. Motion was seconded by Councilor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*

Adjournment:

The meeting was adjourned at 8:38 P.M. upon motion by Councilor Young and seconded by Councilor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*



Jill Hageman-Clark RMC / Town Clerk

ATTACHMENTS TO FOLLOW

Exhibit C

Transcript of Joint Public Hearing of June 7th, 2023

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 SPECIAL JOINT MEETING OF THE TOWN OF CLAY
3 TOWN BOARD AND PLANNING BOARD

4 -----X

5 Town of Clay, Town Board and Planning Board's
6 Deliberations and Discussion over a New
7 Proposed Local Zoning Law

8 -----X

9 Minutes of Hearing, on 7th day of June, 2023 commencing at
10 5:33 p.m., at Liverpool High School, 4338 Wetzel Road,
11 Liverpool, New York 13090

12 BEFORE: DAMIAN ULATOWSKI, Town Board Supervisor
13 RUSS MITCHELL, Planning Board Chairman

14
15
16
17
18 Reported by Anthony McClain
19
20
21
22
23
24
25

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 APPEARANCES:

3 TOWN BOARD:

DAMIAN ULATOWSKI, Supervisor

4 JOE BECK, Deputy Supervisor

RYAN PLESKACH, Board Member

5 DAVID HESS, Board Member

DEBBIE MAGARO-DOLAN, Board Member

6 KEVIN MEAKER, Board Member

EUGENE YOUNG, Board Member

7 JILL HAGEN, Town Clerk

8

PLANNING BOARD:

RUSS MITCHELL, Chairman

9

MICHELLE BORTON, Chair

10 KAREN GUINUP, Board Member

HAL HENTY, Board Member

11 JIM PALUMBO, Board Member

AL MCMAHON, Board Member

12 SCOTT SOYSTER, Board Member

13 ALSO PRESENT:

BOB PETROVICH, County I.D.A.

14 JEFF DAVIS, Barclay Damon

MARK TERRITO, Planning Commissioner

15

ROBERT GERMAIN, Attorney for Town of Clay

16

17

18

19

20

21

22

23

24

25

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 (The meeting commenced at 5:33 p.m.)

3 MR. ULATOWSKI: A brief comment as we
4 start the meeting. If there is anyone deaf in the
5 audience, there are places for you right up in the
6 second row here. And you're welcome to take them.
7 And you'll have someone who can help interpret right
8 in front of you. So please take advantage of that.

9 I'd like to first thank you all for
10 coming tonight. As you know, the Town of Clay has
11 been asked to consider a zone change for property
12 commonly known as White Pines Commercial Park from
13 Residential and Residential Agricultural to
14 Industrial I2 zoning as O.C.I.D.A. proposed to expand
15 the White Pines Commercial Park.

16 This is a large parcel of land and
17 project that we understand that public comment and
18 input is important. We wanted to have both the Town
19 Board and the Planning Board here to hear your input.
20 So we have combined our meeting for the hearing this
21 evening.

22 That said, I'd like to introduce my
23 Board. First of all, our clerk, Jill Clark, is down
24 in the -- in the front row. She will be taking
25 notes. To my immediate left is my Deputy Supervisor,

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 Joe Bick. We have then, David Hess. Ryan Pleskach
3 to my right. Eugene Young, Kevin Meaker and Debbie
4 Magaro Dolan.

5 We also have with us our Planning
6 Board this evening and I would like to first welcome
7 Russ Mitchell. And Russ if you would help us
8 understand who's on your staff.

9 MR. MITCHELL: Okay. My name is Russ
10 Mitchell. I'm the Chairman of the Clay Planning
11 Board. Ours is a (unintelligible) here tonight.
12 We're missing one person, but on my right we have Hal
13 Henty, Karen Guinup, Michelle Borton who is my chair.
14 Al McMahon and no relationship to anybody else and
15 Jim Palumbo. Thank you.

16 MR. ULATOWSKI: Okay. Also, with us
17 tonight are representatives from the Onondaga County
18 Industrial Development Agency, O.C.I.D.A., the County
19 Executive and the eventual property user, Micron
20 Semiconductors. Some housekeeping items before we
21 get started. The Board needs to accomplish some
22 tasks. The first order of business is for us to
23 elect a chairperson to conduct the joint hearings of
24 the Board. I will take a resolution for Chairman.

25 MR. PLESKACH: Mr. Supervisor?

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 MR. ULATOWSKI: Yes, Counsel Pleskach.

3 MR. PLESKACH: Move the adoption of
4 resolution, appointing Town Supervisor Damian
5 Ulatowski to act as the Chairperson for the purpose
6 of conducting the meeting and the public hearings.

7 UNIDENTIFIED MALE SPEAKER: Second.

8 MR. ULATOWSKI: I -- we need to
9 rescind that. It has to be someone other than me, so
10 --

11 MR. PLESKACH: Oh, apologies.

12 MR. ULATOWSKI: -- our -- our deputy.
13 So if you would.

14 MR. PLESKACH: Mr. Supervisor, I'd
15 like to revise my motion to name Deputy Supervisor
16 Joe Bick to act as the Chairperson for the purpose of
17 conducting the meeting and the public hearings.

18 UNIDENTIFIED MALE SPEAKER: Second.

19 MR. ULATOWSKI: Do we have a second?
20 All those in favor?

21 ALL: Aye.

22 MR. ULATOWSKI: Opposed? Motion is
23 carried. Ground rules. Thank you. Next, we need to
24 establish some ground rules, move the adoption
25 resolution, enacting and following the rules with

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 regard to public hearings to be held. All proposed
3 speakers must speak from the podium. Do we have a
4 podium here?

5 UNIDENTIFIED MALE SPEAKER:
6 (unintelligible) the microphones.

7 MR. ULATOWSKI: If not, it will be
8 from the microphones that you see at the end.
9 Identify themselves, state their home address prior
10 to speaking. Speakers must address the Board, not
11 the applicants. If the Board seeks answers or
12 clarification from members, it would be requested
13 that the Chairperson (unintelligible)r comment and
14 answers to the questions of the applicant.

15 Speakers will limit their time to two
16 minutes per speaker with respect to others that may
17 wish to speak. Speakers should please refrain from
18 repeating issues or topics that have already been
19 addressed. Anyone who wants to submit written
20 comments or questions after the meeting will be able
21 to do so and the Board will consider written
22 submission up to the date of decision.

23 Comments or questions are to be
24 emailed to townclerk@townofclay.org. Again, that is
25 townclerk@townofclay.org or mailed to the Town of

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 Clay, Town Clerk at 4401 State Route 31, Clay, New
3 York 13041. Do we have a second?

4 UNIDENTIFIED FEMALE SPEAKER: I
5 second.

6 UNIDENTIFIED MALE SPEAKER: Second.

7 MR. ULATOWSKI: All those in favor?

8 ALL: Aye.

9 MR. ULATOWSKI: Opposed? Motion is
10 carried. What are we doing here? Some general
11 comments, owners of the real property have the right
12 to petition government for zone changes to allow
13 other uses of property. Here, the Onondaga County
14 Industrial Agency, O.C.I.D.A., purchased residential
15 or agriculturally zoned properties adjacent to an
16 already zoned industrial two zone at the White Pines
17 Park for the expansion of the industrial park.

18 The Town Board's job is to consider
19 and decide whether use of the land adjacent to the
20 existing industrial park for an expansion of the park
21 is appropriate. The Town Planning Board's job here
22 is to make a non-binding recommendation to the Town
23 Board as to whether the -- the proposed use is
24 appropriate. These are not site plan hearings or
25 proceedings.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 If the town were to grant its own
3 change, the applicant would still need to submit to a
4 rigorous site plan process during which many site-
5 specific factors such as parking, the location of
6 buildings and improvements to traffic flow, drainage,
7 fencing, screening, potential noise and so on would
8 be strictly evaluated.

9 There is no doubt many residents'
10 concerns will involve specific details. Please
11 understand that the proposed site plan that
12 O.C.I.D.A. will discuss in a few minutes may and
13 probably will change during the site plan process if
14 in fact the Town Board grants the zone change.

15 The game plan. When we open the
16 public hearing, we will first ask O.C.I.D.A. to
17 provide a description of the project. The Town
18 Planning Board will be free to ask questions during
19 that presentation. After the project description, we
20 will entertain public comments according to the
21 rules. We ask that speakers address the questions
22 and comments to the Boards.

23 If we believe we have any further need
24 for clarification or answers, we will ask the
25 applicant to address those issues. To begin the

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 hearing, I will now turn it over to Chairman Joe
3 Bick.

4 MR. BICK: Hi, good evening. For
5 those of you who don't know me, I'm Joe Bick, the
6 Deputy Supervisor from the Town of Clay. I'd like to
7 keep the meeting as orderly as we can so that all of
8 the residents who are here have an opportunity to
9 speak uninterrupted. So that we can get as much
10 information as possible before making decisions
11 regarding these zone changes. Right now, I am going
12 to open the public hearings.

13 UNIDENTIFIED MALE SPEAKER:
14 (unintelligible) adopt a resolution.

15 UNIDENTIFIED MALE SPEAKER: Right
16 there -- right there.

17 MR. BICK: Okay. I'm going to move
18 that we adopt a resolution to open the public
19 hearing.

20 UNIDENTIFIED MALE SPEAKER: Second.

21 MR. ULATOWSKI: Motion second, all
22 who's in favor?

23 ALL: Aye.

24 MR. ULATOWSKI: Opposed? Motion's
25 carried. Continue.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 MR. BICK: Okay. First, we have a
3 public hearing to consider the application of the
4 Onondaga County Industrial Development Agency, White
5 Pine Commerce Park, for a zone change from R-15, One
6 Family Residential District, for land listed in
7 Exhibit A to I2, Industrial 2 District. And for a
8 zone change from RA-100 Residential District for land
9 located in Exhibit B to I2, Industrial 2 District, as
10 O.C.I.D.A. proposes to expand its White Pine Commerce
11 Park.

12 In addition, we open a public hearing
13 to consider a referral for a recommendation to the
14 Town Board regarding the application of Onondaga
15 County Industrial Development Agency, White Pine
16 Commerce Park, for zone change from R-15, One Family
17 Residential District for land listed in Exhibit A to
18 I2, Industrial 2 District.

19 And for a zone change from RA-100,
20 Residential Agricultural District, for land located
21 in Exhibit B to I2, Industrial 2, as O.C.I.D.A.
22 proposes to expand its White Pine Commerce Park.

23 Additionally, we will have a public
24 hearing to consider the application of the Onondaga
25 County Industrial Development Agency, White Pine

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 Commerce Park, for a zone change from R-15, One
3 Family Residential District, to -- for land listed in
4 Exhibit A to I2, Industrial 2 District.

5 And for a zone change from R-100,
6 Residential Agricultural District, for land located
7 in Exhibit B to I1, Industrial 2 District, as
8 O.C.I.D.A. proposes, to the expanded -- to expand its
9 White Pine Commerce Park.

10 This resolution also formally refers
11 the zone change request to the Town of Clay Planning
12 Board for recommendation pursuant to Section 230-24
13 C3D of the Town Code. Speaking on behalf of the
14 applicant.

15 MR. DAVIS: Thank you. Good
16 afternoon. This is Barclay Damon on behalf of
17 Onondaga County Thank you very much to the town board
18 (unintelligible) members for this hearing. And thank
19 you very much to (unintelligible). I'll have a short
20 brief small presentation just kind of walk through
21 the petition that had been submitted on behalf of
22 O.C.I.D.A. with regard to the White Pines Commerce
23 park. Petition is to change the zoning of fifty-five
24 parcels to an industrial two zone district. All of
25 these parcels are among (unintelligible) site.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 General location, and I'll have some maps here in a
3 moment. But when we entered down Route 31,
4 Caughdenoy Road. Two property parcels fronting on
5 Burnet Road to Katanas (phonetic spelling) Road.

6 White Pines Commerce Park is kind of a
7 representation and provision of O.C.I.D.A. and
8 Onondaga County. And we were in the process and
9 O.C.I.D.A. embarked in a process in early twenty --
10 late 2020 to expand White Pines Commerce Park.
11 There's always been White Pines Commerce Park at the
12 former (unintelligible). It was approximately three
13 hundred and forty acres -- thirty-nine acres. That's
14 zoned industrial two already. And in 2020 O.C.I.D.A.
15 then embarked on (unintelligible) that to its current
16 footprint. That process included a state
17 environmental review act. Review of this action that
18 is part of the (unintelligible) right now. That
19 included the authorizations to allow O.C.I.D.A. to
20 progress with acquiring land. And also several other
21 (unintelligible) in there. Certainly need a
22 petition for the zone change included any
23 (unintelligible) review, was concluded in 2021. That
24 was a result of an environmental impact statement.

25 As it states here, sixty-four parcels

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 currently within that White Pines Commerce Park.
3 Fifty-five are part of this designation. A hundred
4 and thirty nine acres of the park are
5 (unintelligible) I2 and the request for the fifty-
6 five acres ... three hundred and fifty-two acre land
7 industrial. ... are at one hundred and fifty. And
8 are fifteen R2. As opposed to zoning I2.

9 This is the map that ended up being
10 ... a zone map kind of outlines the existing zoning
11 in the area and parts that apply would be the yellow
12 border around it. So you'll see that the lower
13 portion here of the map, that is Route 31,
14 Caughdenoy. It runs right along north/south and then
15 the ... line is all the way over here down on the
16 right hand side. So everything that is in red is
17 currently zoned industrial two. Everything that is
18 in white is currently zoned RA 100. And everything
19 that is in light green is currently zoned R15.

20 And this is a overlay on an aerial
21 photograph of the requested zone change. Just by the
22 depictions ... is in dark green there. It is
23 currently zoned I2. And everything that is in that
24 lighter shade of green is the proposed request in the
25 petition to rezone that to I2. As outlined in

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 several ... documents proceeding in the acquisition
3 of lands and the purpose for the White Pines Commerce
4 park. The park has been ... for the mix of
5 industrial and commercial use, including office space
6 and advanced ... research, large scales and small
7 scale ... or assembly, warehousing, data management,
8 geoprocessing and etc. And to enhance the viability
9 of large scale developments, O.C.I.D.A. embarked on a
10 process that ... footprint. And to ensure the park
11 achieves its purpose, the other properties within the
12 park must be changed. The RA 100 and ... cannot
13 support the roles and uses intended for the park.
14 The I2 zoning district more closely aligns with the
15 purposes and the intent of the public park. And uses
16 that are outlined in the ... and its outlined with
17 the town and the county.

18 The I2 zones ... own public park
19 bringing the vision to reality and creating numerous
20 ... in the form of anchor original ... destinations
21 and increased tax revenue and additional ... This
22 petition is consistent with the plan on, which is the
23 draft of Onondaga County comprehensive plan.

24 ... with the town's current planning
25 efforts as well as the surrounding zoning districts

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 and the properties in play. And the adjacent
3 properties which are zoned ... The petition we
4 request is a significant step in bringing the White
5 Pines Commerce Park to life and bringing positive
6 impacts for the subsequent transformation development
7 to reality to the town of Clay and to ...

8 And as I touched on at the beginning,
9 I'm going to ... O.C.I.D.A. as the agency ... to a
10 process to amend a 2013 universal supplement to a
11 2013 environmental impact statement that was done on
12 the original three hundred and thirty-nine acres of
13 the park for this data sheet. That process done in
14 2021. I saw the environmental impact statement and a
15 finance statement that concluded that the socio-
16 economic ... the park expansion and the development
17 and underlying zoning map amended in ... It
18 minimizes and it mitigates the maximum step practical
19 all significant adverse environmental effects. The
20 town of Clay town board, the town of Clay's zoning
21 board appeals of the town of Clay planning board were
22 all involved in the agency. They're a part of that
23 review process. So that's consistent with the action
24 that we have before the Board today in the request
25 for the petition. I'll just close with ... so it's

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 back up there for people to look at and I'll stop
3 there for the Board to answer any questions that the
4 Board members may have. And then we would open it up
5 for questions from the public.

6 MR. BICK: Thank -- thank you, Mr.
7 Davis. We might as well jump right into it, right?
8 So I'm going to, because I -- I've been made the
9 Chair, I -- I get to ask questions first. Which is a
10 -- it's -- it's a rarity for it. I -- I just want to
11 confirm a couple things. Can -- I want to confirm
12 the -- the size of the site. The -- the current
13 White Pines Park is how many acres?

14 MR. DAVIS: I'm going to do some math
15 here. So the current White Pine Park would be three
16 hundred and thirty-nine acres.

17 MR. BICK: And then --.

18 MR. DAVIS: Plus the eight sixty-one.

19 MR. BICK: It will go to eight sixty-
20 one when this is --.

21 MR. DAVIS: No. It would go --.

22 MR. BICK: Sorry. I -- I -- I'm
23 having trouble hearing you from your microphone.

24 MR. DAVIS: Okay. About twelve
25 hundred acres. Yeah, approximately -- approximately

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 twelve hundred acres. If you add up the math, it's
3 three hundred and thirty-nine point four one acres is
4 the current part of it that exists in I2. And then,
5 O.C.I.D.A. has acquired to this point eight hundred
6 and sixty-one point five acres that is not zoned. So
7 when we add those two up, it's roughly just shy of
8 twelve hundred acres of land.

9 MR. BICK: All right. That's
10 excellent. Does O.C.I.D.A. now own or have the
11 option on all the properties that are listed in
12 Exhibit A and B that you're asking us to change the
13 zone on?

14 MR. DAVIS: Yes. O.C.I.D.A. owns all
15 that are required to set out the issue.

16 MR. BICK: There's a lot of documents
17 related to these zone changes. Where can the public
18 obtain copies of documents related to this, whether
19 it's the application or all the properties that are
20 listed?

21 MR. DAVIS: Sure. So we've got our
22 ... application at the top of the application as the
23 town hall has provided. Their legal application was
24 actually made separate. This is the application
25 itself. Numerous exhibits and to the extent that

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 they're attached to this lawsuit, it was a three-ring
3 binder that has copies of all of the deeds to the
4 property, which prove ownership and O.C.I.D.A. ...
5 for all properties that are subject to the
6 application.

7 MR. BICK: Thank you, Mr. Davis. Mr.
8 Territo, is that application available on the Town's
9 website?

10 MR. TERRITO: It is. It's been on our
11 website.

12 MR. BICK: Thank you.

13 MR. DAVIS: For those who couldn't
14 hear, the answer to it was yes. It's also on the
15 website.

16 MR. BICK: The one other question --
17 actually two other questions I had was to ask about
18 traffic. Is there a traffic working group already
19 working on traffic associated with the -- the overall
20 project?

21 MR. DAVIS: There is. Some of them
22 are in generic environmental impact statement was
23 done. It was the one where it was a traffic analysis
24 which was run at that time when it was looked at in
25 terms of expanding the park to its current footprint.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 With a generic project, correct? There -- when an
3 application is submitted for an end user for a
4 project, that will be the process to start a more
5 robust traffic analysis report on the specifics of
6 the intended applicant.

7 MR. BICK: My final question -- thank
8 you for that answer.

9 My final question is just at a high
10 level. When the Micron project is complete, can you
11 just give us a high level of what the economic impact
12 to the County will be?

13 MR. DAVIS: Yeah. It -- you never
14 heard me say Micron in -- in -- in my presentation,
15 but I understand, you know, newspaper articles are
16 out there. You're asking about it now. The
17 representatives may be here in the audience. This
18 application is ... application. And I understand
19 that those two were like a call to equate and ...
20 Right now there's a proposal and a desire ... There's
21 a lot of ... going on right now. There would have
22 been no application submitted by that with regard to
23 ... in terms of the phone calls, hang ups, any
24 impact, I'll defer to -- O.C.I.D.A. may have a number
25 they can provide. The state did put out a full

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 report. And it states ... was part of the process to
3 get Micron to announce their intention to ... the
4 site. And it's a good location. But --.

5 UNIDENTIFIED MALE SPEAKER: I -- I
6 would say that --.

7 MR. BICK: Can you -- can you use the
8 microphone? I'm sorry.

9 MR. DAVIS: I'll -- I'll repeat it.

10 MR. BICK: Okay.

11 UNIDENTIFIED MALE SPEAKER: Direct you
12 to the New York State website where the economic
13 analysis lives. I don't have that number off the top
14 of my head, but there is a potential project with a
15 ... of a hundred billion over twenty ...

16 MR. DAVIS: So the New York State
17 website is at ... right now. Been studied regarding
18 the ... everything right. The project hasn't been
19 announced in the paper ... Million dollar investment
20 project at this site. And -- so as well as the other
21 investments throughout the community, et cetera.

22 So I will direct folks to the E.S.B.
23 (phonetic spelling) website that has the role -- the
24 regional, you know, economic method. That's a
25 difficult question to answer. But it takes into

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 account projected job growth, etcetera and salaries
3 that come with it. But it is a significant, assuming
4 the ... the new application which we all passed. The
5 economic capacity.

6 MR. BICK: Thank you, Mr. Davis. I
7 would invite members of this Town Board to be
8 recognized if they have questions.

9 MR. HESS: Mr. Deputy Supervisor. I
10 just --.

11 MR. BICK: Mr. Hess.

12 MR. HESS: I have a -- a couple
13 questions. I'd like to dig down a little deeper in
14 this traffic that you've mentioned. I'm reading from
15 the -- the well-written document we received about
16 the improvements on page fifteen, on section six.

17 About the improvements to the traffic,
18 which, to me, are very vague. Okay. Can you give a
19 little deeper dive and -- and who's going to pay for
20 this? Is O.C.I.D.A. paying for these road
21 improvements? Is New York State? I -- I have that -
22 - that question. Who -- who's going to do this and
23 when are they going to make these improvements?

24 And to start with the top one, New
25 York, Route 31 at Henry Clay Boulevard, instructed

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 northbound turn lane, they've already asked the
3 status requesting a developer at the northeast corner
4 to -- to pay for that. So are they paying and you're
5 taking credit? I -- I'm -- I'm not sure what's going
6 on.

7 MR. DAVIS: Yeah, sure. Let -- let --
8 let us -- let's take a step back and we'll go through
9 the process.

10 MR. HESS: Thank you.

11 MR. DAVIS: So the generic
12 environmental impact statement process that was
13 undertaken in 2021. The final supplemental generic
14 ... That looked at a generic project that could be
15 placed on this site and it was required as part of
16 the process. O.C.I.D.A. just looked at the town in
17 secret for ... So in order for O.C.I.D.A. to expand
18 the park and buy land, we have to look at what is the
19 -- what could be the use of this. So we looked at
20 that from a generic standpoint. That doesn't mean
21 that it's not a robust review. It is a full
22 environmental impact statement process.

23 One of the things that we have to look
24 at in generic review is what type of project could
25 it be at this location? So that G.E.I. is looked at

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 four thousand employees that would be at this
3 location. A certain number ... the traffic and a
4 twenty-four seven type basis over multiple shifts et
5 cetera.

6 O.C.I.D.A. hired traffic consultant
7 engineers and worked with the D.O.T. and went through
8 a generic traffic capacity board to see if any
9 property of that size were located at this site.
10 What improvements need to be made for the various
11 intersections and roadways around the area.

12 MR. HESS: Uh-huh.

13 MR. DAVIS: During that process,
14 D.O.T. signed off on various, again, fictitious but
15 forward looking at the items that needed to be
16 improved because there was no actual project in front
17 of anybody at that time. It was a generic concept.
18 That process culminated in the full traffic analysis
19 report and that's what you're looking at right now,
20 various improvements.

21 Ultimately, an applicant and a part of
22 -- of a -- in that process there will be a full
23 robust traffic report that is done specific to their
24 needs, project specific. And that's what the G.E.I.
25 talks about. This is a generic document ultimately a

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 project specific review will be contemplated. And
3 that project specific review will identify traffic
4 that needs to be improved specific to the Micron
5 project. So there will be a full new traffic study
6 --

7 MR. HESS: Okay.

8 MR. DAVIS: -- that -- that will be
9 done. And full new items that need to be identified.
10 Stuff that's happening between now and, like you were
11 just talking about in the intersection of Henry Clay
12 was being improved, et cetera. That's -- that's
13 happened because of the specific projects that ...
14 and they need to improve that to move forward,
15 correct?

16 MR. HESS: Yeah.

17 MR. DAVIS: And that has really
18 nothing to do with this project at all other than ...
19 in a generic format with regard to what type of new
20 security ...

21 MR. HESS: Okay.

22 MR. DAVIS: The -- if you look at --
23 to answer another part of your question, if you look
24 at the -- the benefits' package that was put out by
25 the State with regards to specifically Micron, there

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 is, I think it's two hundred million dollars from the
3 state of New York for offsite improvements.

4 MR. HESS: Okay.

5 MR. DAVIS: And those would be
6 traffic-related improvements, et cetera to the
7 intersections and various roadways. Ultimately, the
8 county as well. County road --

9 MR. HESS: Yeah.

10 MR. DAVIS: -- if we do any
11 improvements, the county road and county are sections
12 that are specific. So that is the process if you
13 will as to once an application is in front of
14 O.C.I.D.A. and in front of, quite frankly, the
15 federal government at the Department of Commerce and
16 in front of this board, traffic at that time will be
17 fully studied specific to my current project now that
18 I ...

19 MR. HESS: Okay. And is that why I
20 see no modifications to Interstate 481 on here?
21 Because they haven't quite determined that yet?

22 MR. DAVIS: Yeah, exactly.

23 MR. HESS: Okay.

24 MR. DAVIS: What was looked at? I
25 will say when the generic analysis is done with four

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 thousand employees at -- at the site --

3 MR. HESS: Yeah.

4 MR. DAVIS: -- and began working the

5 standard work as to their knowledge of --

6 MR. HESS: Yeah.

7 MR. DAVIS: -- that -- that report

8 identifies the locations of the intersections that

9 need to be improved. And now, it's all in the

10 generic study that was done.

11 MR. HESS: That -- that makes logical

12 sense. Thank you.

13 MR. DAVIS: Okay.

14 MR. HESS: One follow up. What -- how

15 -- what's the height of these proposed buildings?

16 MR. DAVIS: There are no -- there's no

17 proposal ... the petition for ...

18 MR. HESS: None of this?

19 MR. DAVIS: ... changes on that.

20 MR. HESS: Okay.

21 MR. DAVIS: I -- I -- know we have an

22 application that was brought in so I didn't have to

23 make that specific --.

24 MR. HESS: That will be after the zone

25 change?

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 MR. DAVIS: ...
3 MR. HESS: Okay.
4 MR. DAVIS: ... part of your planning
5 the process.
6 MR. HESS: Yeah. Thank you.
7 MR. YOUNG: Mr. Deputy Supervisor.
8 MR. BICK: Mr. Young.
9 MR. YOUNG: Can you hear me?
10 MR. BICK: I can.
11 MR. YOUNG: Can you hear me?
12 MR. DAVIS: Yes, I can.
13 MR. YOUNG: Other than the plus or
14 minus twelve hundred acres property in question, does
15 O.C.I.D.A. own any other land in the Town of Clay?
16 MR. DAVIS: Yes.
17 MR. YOUNG: Excuse me?
18 MR. DAVIS: Yes.
19 MR. YOUNG: Is any of it adjacent to
20 or near the twelve hundred acres?
21 MR. DAVIS: O.C.I.D.A. owns land south
22 of Route 31 at the corner of 31 and Caughdenoy Road.
23 There is land there. Most of it is currently zoned
24 highway commercial. O.C.I.D.A. owns land there.
25 MR. YOUNG: How many acres?

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 MR. DAVIS: Hundred and six acres.

3 MR. YOUNG: Are you planning to ask
4 for zone changes for the hundred and six acres?

5 MR. DAVIS: It's not part of this
6 petition and not part of this process as of now.

7 MR. YOUNG: Right. That's not what I
8 asked you. Are you planning on -- are you planning
9 on asking for a zone change for the hundred and six
10 acres?

11 MR. DAVIS: We don't have a use
12 intended for that land at the moment. As I said,
13 it's currently -- most of it is currently zoned
14 highway commercial. So the use is consistent with
15 highway commercial zone and then we'd be ... for a
16 zone change.

17 MR. YOUNG: Do you know -- I don't
18 know quite how to put it. An industrial corporation
19 or some corporation or group that has industries in
20 mind that have bought any land near White Pines near
21 the twelve hundred acres?

22 MR. DAVIS: Can you repeat that?

23 MR. YOUNG: Do you know of any
24 corporation that's bought any land near the twelve
25 hundred acres we're talking about?

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 MR. DAVIS: There's a newspaper
3 article that ... piece of land next to the site,
4 that's the only one that I'm aware of.

5 MR. YOUNG: Okay. How many acres is
6 that?

7 MR. DAVIS: Four.

8 MR. YOUNG: I'm sorry?

9 UNIDENTIFIED MALE SPEAKER: Four.

10 MR. YOUNG: Four?

11 MR. DAVIS: One actually, one acre.

12 MR. YOUNG: One acre?

13 MR. DAVIS: One acre, yes.

14 MR. YOUNG: So as far as you know
15 right now -- I'll strike that. You don't know of any
16 immediate plans to expand beyond the twelve hundred
17 acres that we're talking about tonight? Expand -- a
18 request for a zone change from industrial beyond the
19 twelve hundred acres that we're talking about here
20 tonight.

21 MR. DAVIS: That's correct.

22 MR. YOUNG: All right. One other
23 matter.

24 MR. DAVIS: ... the -- the environment
25 ... there's one specific action is request. But only

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 with regard to the footprint of the White Pines
3 Commerce Park.

4 MR. YOUNG: Okay. So this is -- if
5 it's granted, it will be industrial. Can you speak a
6 little bit about infrastructure? Because this -- if
7 you get this zone change, it's going to be a large
8 industrial park. And you -- does O.C.I.D.A. have any
9 plans for any type of building or improvement of
10 infrastructure there?

11 MR. DAVIS: There certainly will be in
12 the general environment what you talked about we need
13 to improve infrastructure. There's currently a -- a
14 -- a aqua fourteen-inch floor spanning that runs
15 across the site. But from a water perspective, water
16 is there on that site. There will be a need for
17 industrial and -- and expansion for wastewater. That
18 is discussed in the environmental review that was
19 done.

20 There was actually a location for a
21 potential property that needed to obtain easements to
22 get from point A to point B. There will be
23 improvements from the substation that's across the
24 street from ... road ... it talks about the need to
25 bring electrical ... station across the railroad

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 tracks and Caughdenoy Road to the site based upon
3 specific needs of the applicant.

4 And possibility to expand and extend
5 the gas line to the site for infrastructure versus
6 currently existing gas ... station that's -- that
7 adjacent or nearly adjacent to the town of ...

8 MR. YOUNG: Do you have the -- all the
9 -- do you have the -- do you have all the easements
10 you need to do all this?

11 MR. DAVIS: For the easements that
12 have been obtained for the gas line and electrical
13 exists directly across the street. Sewer is you --
14 you obviously have county roads and to get from point
15 A to point B for sewer purposes. And as I said,
16 water is already located onsite.

17 MR. YOUNG: The sewage treatment plan
18 would be which one?

19 MR. DAVIS: Oh boy.

20 MR. YOUNG: And are there plans to
21 expand that or -- or what are your plans for that?

22 MR. DAVIS: As of now meaning ...
23 generic time and review the current ... could meet
24 the demands of the generic review was done ...
25 Obviously, in any site specific review by applicant,

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 we would look at their specific needs and timeline to
3 advance in various spaces. And so there will be a
4 review of the need to expand or ... in the future
5 based upon specific needs.

6 MR. YOUNG: Are you saying upwards you
7 can -- can handle whatever industry gets built on
8 this twelve hundred acre site?

9 MR. DAVIS: ...

10 MR. YOUNG: Right now, it can handle
11 it?

12 MR. DAVIS: The -- the -- the -- the
13 project that was examined from a generic and
14 environmental impact review process, that was four
15 thousand jobs. Yes, that fit with capacity of
16 worker.

17 MR. YOUNG: Four thousand jobs?

18 MR. DAVIS: Correct.

19 MR. YOUNG: Well, a few years ago we
20 had some problems with the capacity of ... the way it
21 is, right?

22 UNIDENTIFIED MALE SPEAKER: No, that
23 was with ...

24 MR. YOUNG: Yeah, but that was a
25 warning.

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 UNIDENTIFIED MALE SPEAKER: It wasn't
3 capacity though.

4 MR. YOUNG: Right. Well, we had -- we
5 had trouble with it. All right. Just one final
6 thing. The -- the sewer -- the new sewer lines and
7 the new water lines, do you anticipate any major
8 disruption of the -- of -- what I'm trying to say is,
9 are these going to be tearing up and -- and inserting
10 all new lines and -- and sewer lines to the project?
11 Or is this something that you can work with,
12 relatively speaking, within the -- the infrastructure
13 that you have here now.

14 MR. DAVIS: There -- there's current a
15 sewer at this location so there is a -- the process
16 that's been undertaken by Onondaga County that
17 started a couple years ago. As we look into
18 expanding the service area to include single
19 services.

20 MR. YOUNG: I'll just -- I'll just --
21 just a couple things. I'm -- I'll be done. What's
22 the closest sewer line you have there?

23 MR. DAVIS: There is not a sewer line
24 on Caughdenoy Road and there's not one that runs
25 along 31. So there's currently no sewer at this

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 site. As I said, there will be -- to be sewer put in
3 as part of the process.

4 MR. YOUNG: Okay. Thank you.

5 MR. DAVIS: Yeah.

6 MR. BICK: Other board members?

7 UNIDENTIFIED MALE SPEAKER: Mr.
8 Deputies?

9 MS. MAGARO-DOLAN: Sorry.

10 UNIDENTIFIED MALE SPEAKER: I'm sorry.
11 Just go ahead, please.

12 MR. BICK: Ms. Magaro-Dolan.

13 MS. MAGARO-DOLAN: Mr. Chairman. To
14 go along with the -- can you hear me okay?

15 UNIDENTIFIED MALE SPEAKER: No.

16 ALL: No.

17 UNIDENTIFIED MALE SPEAKER: ...

18 MS. MAGARO-DOLAN: To go along with
19 the infrastructure questions, your report mentions
20 solid waste disposal. Can our system, our Onondaga
21 County system, handle the proposed build out to this?
22 Or will that have to be improvements to that system
23 also?

24 MR. DAVIS: Again, that will be those
25 specific to the independent use as site and what they

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 have in terms of on-site recycling program and
3 ultimate use. So that's actually a -- a specific
4 question that I would use for the applicant. In the
5 review that was drawn ... That's a document that we
6 looked at for four thousand jobs and a footprint of a
7 certain size and what that would mean. We looked at
8 the current infrastructure for disposal. It probably
9 would need some ... to accomplish that. Or there was
10 nothing that was in there to hide to require a
11 certain ... of existing skills.

12 MS. MAGARO-DOLAN: Thank you.

13 MR. MEAKER: Mr. Chairman.

14 MR. BICK: Mr. Meaker.

15 MR. MEAKER: Thank you. If this is
16 approved, there's going to be major construction
17 there. And in this SEQRA findings, there is air
18 quality and noise. Future industrial use of this ...
19 will result in increased traffic, including, employee
20 vehicles, trucks and possible use of rail.

21 This will increase noise and air
22 emissions from the park. There will also be
23 increased use of energy, water and wastewater
24 treatment resulting from development. But the exact
25 degree of increase is unknown at this time.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 I'm not going to read the whole
3 paragraph, but what's the plan to mitigate the -- the
4 noise and the air quality during construction for
5 such a major project?

6 MR. DAVIS: There would be specific
7 instruction ... that would be put in place by ... to
8 minimize impacts in terms of noise et cetera. But
9 those are highly specific. And typically when those
10 are ... I'll say if there's a master plan that's put
11 in place for construction purposes, that the -- the
12 overall contractor must comply with and the town
13 enforces with regard to most traffic controls during
14 construction.

15 Obviously, the town also has ... with
16 regard to timelines, et cetera. So those are the
17 mechanisms that we work through after coming to
18 request site approval -- location will have to
19 provide those materials to the planning board to work
20 through and obviously to the town on controlling and
21 mitigating any of those type of impacts.

22 MR. MEAKER: Thank you. The biggest
23 is traffic. And I do know that -- that -- that we're
24 kind of early in the stage for traffic. However, the
25 most impact is to the constituents of the Town of

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 Clay is going to be Route 31. And Route 31 is a
3 State-owned road. How much communication has been
4 between you and the State to make changes once
5 construction starts?

6 MR. DAVIS: That's a very good
7 question. During that entire process of the
8 environmental review done by O.C.I.D.A. there's a
9 significant amount of work directly with an outside
10 engineering consultant and state D.O.T. Both local
11 and at the state level. Looking at State Route 31,
12 looking into the town of Cicero with the interchange
13 of 81 and Route 11, you'll see in that traffic report
14 shows various improvements in the town of Cicero. On
15 and off ramp improvements in the improvements for
16 Route 31.

17 Again, ... four thousand employees.
18 The only thing the traffic report noted was there
19 would be a need to develop a very specific and
20 designated construction route for construction
21 vehicles, trucks in particular, and to avoid certain
22 locations at certain times -- not all at one
23 location. That all came off of Route 81 in the town
24 of Cicero coming out on 31. But the more dispersed
25 construction laid out first that need to be .

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 identified -- again that was reviewed in the generic
3 ... ultimately an applicant coming in ... and getting
4 their environmental review both at the federal level.
5 An applicant, an applicant like Micron has been laid
6 out. Their impact must go through a unilateral
7 process to national environmental policy act at the
8 federal level that is -- that is the federal state
9 environmental review act. So that's one ... at that
10 level. And then there's also the state level
11 environmental review. Both of those were heavily
12 looked at traffic as a result to the specific
13 project. Not only with construction, but also the
14 overall --.

15 MR. MEAKER: Thank you.

16 MR. DAVIS: You're welcome.

17 MR. PLEASKACH: Mr. Deputy Supervisor.

18 MR. BICK: Mr. Pleskach.

19 MR. PLESKACH: Thank you. I just have
20 two quick questions. The first one, was eminent
21 domain used to obtain any of the property?

22 MR. DAVIS: No.

23 MR. PLESKACH: And the second

24 question, on the environmental review form, I get

25 that this is a generic statement, but -- on page five

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 of thirteen, total anticipated water usage or demand
3 per day. It says T.B.D. gallons per day.

4 My -- my question is, somebody
5 conducting manufacturing, and I only bring it up
6 because the announcement has already been made public
7 in the papers, is notoriously water intensive. We're
8 not building cars or assembling widgets, right? Is
9 there a more precise figure than T.B.D. that you can
10 plug in, even for a generic statement?

11 Given the fact that Micron has
12 announced at least two FABS (phonetic spelling) and
13 potentially up to four FABS, that seems like a -- a
14 pretty big disparity. And they manufacture these
15 chips already, so they must have some kind of idea as
16 to the water usage.

17 MR. DAVIS: Yeah. And again, for the
18 generic review ... the ultimate end user ... the
19 water usage will be. So a generic user would not
20 really apply to a specific project. It doesn't apply
21 at this location. It applies to the acquisition of
22 land. It applies to a zone change request, et cetera.
23 It does not apply to Micron for instance.

24 That said, I know that part of the due
25 diligence process that's going on right now on the

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 Micron side is both on the infrastructure side of the
3 fence as well as wastewater, electric, gas, et
4 cetera. There's been communication with aqua and the
5 capacity that exists within the aqua system with
6 demands that would be required.

7 MR. PLESKACH: Even -- even for a
8 generic statement though, we can't come up -- is it --
9 -- is it possible to come up with an estimated figure
10 for even a generic statement on the water usage?

11 MR. DAVIS: I -- I will say the
12 generic statement was finalized in -- end of 2021.
13 So again, it is -- it is an ... This is the
14 controlling document and so at that time, there was
15 no -- no figure that was ...

16 MR. PLESKACH: All right. Thank you.

17 MR. BICK: Mr. Davis, I'm going to go
18 ahead and ask questions that we don't necessarily
19 have an answer to but will be part of the transcript
20 of this. And if you could provide this board with
21 answers, more specific answers to those questions
22 after we're done prior to making a decision, I think
23 that will be helpful to us.

24 As well as the public, because we can
25 get those answers on the Town's website. So thank

1 6/7/2023.- Town of Clay Town Board and Planning Board
2 you, if you could do that. Other questions from the
3 Town Board? All right. Are there questions from the
4 Planning Board?

5 MS. BORTON: ...

6 MR. BICK: Ms. Borton.

7 MS. BORTON: Can you tell us please
8 about the ... in these two studies?

9 MR. DAVIS: Yes. There's been --
10 there are ... on site, state and federal ... on site.
11 Although the definition of federal ... just recently
12 change, as you're probably aware with the action of
13 the Supreme Court. So not sure if there are still
14 ... on site. But there are -- there are ... weapons
15 on the site. Those are identified. It would have
16 been identified when going through a process with
17 D.E.C. who would identify what those would be. So
18 from our standpoint there are ... on the site.

19 MS. BORTON: ...

20 MR. DAVIS: Yes.

21 MS. BORTON: Can you tell us, just in
22 general ...?

23 MR. BICK: I don't -- I don't know
24 that we can't hear the -- the Planning Board very
25 well.

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 UNIDENTIFIED MALE SPEAKER: And -- and
3 the -- the interpreter can't hear ...

4 MS. BORTON: Can you talk about ...?

5 MR. DAVIS: Generally, I would say
6 that the site, you're looking at that photo right
7 now, this site drains to the north. And to and under
8 the tower.

9 MS. BORTON: Thank you.

10 MR. DAVIS: You're welcome.

11 MR. BICK: Other questions? Mr.
12 Henty.

13 MR. HENRY: Why wasn't this generic
14 update -- I mean you had some time. Why couldn't
15 this have been updated or when will you update it
16 because -- and I'm thinking it should have been
17 updated for the last couple years so we know what's
18 going on.

19 MR. DAVIS: There will be a full and
20 robust environmental review ... specific applicant
21 that comes forward to use the site. The -- the
22 generic environmental review is used to again allow
23 to acquire the land and -- and proceed with no change
24 requests like this. But the specifics of what will
25 be built on the site, ultimately go to a site





1 6/7/2023 - Town of Clay Town Board and Planning Board
2 specific environmental review. ... of the applicant
3 as requested. So there will be a full new
4 environmental review before anything can be
5 constructed -- before any of that can happen. And
6 ... will go to part ... we're asking.

7 MR. HENRY: Doesn't answer the
8 question --.

9 MR. DAVIS: ...

10 MR. HENRY: ...

11 UNIDENTIFIED FEMALE SPEAKER: ...

12 MR. BICK: Miss -- miss -- Ms. ...

13 UNIDENTIFIED MALE SPEAKER: That
14 happens.

15 UNIDENTIFIED FEMALE SPEAKER: As far
16 as the finding statement goes --

17 MR. DAVIS: ...

18 UNIDENTIFIED FEMALE SPEAKER: -- that
19 pertains to the original I2?

20 MR. DAVIS: No.

21 UNIDENTIFIED FEMALE SPEAKER: No?

22 Well, then, why can't we be talking about that this
23 evening then? We asked questions about the traffic
24 and building times like that you ... for generic.
25 Whereby environmental impact statement is for the ...

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 MR. DAVIS: The environmental impact
3 statement that is at the basis of the generic
4 environmental review before this current ... In the
5 generic environmental review we looked at specific
6 projects. We looked at -- we looked at hiring the
7 four thousand employees there.

8 UNIDENTIFIED FEMALE SPEAKER: Okay.

9 MR. DAVIS: We looked ... That was
10 the environment review that allowed O.C.I.D.A. to
11 proceed with the ... and allowed O.C.I.D.A. to
12 proceed as a -- request the zone change. All of that
13 will be then pushed over here and --

14 UNIDENTIFIED FEMALE SPEAKER: ...

15 MR. DAVIS: -- and -- and request
16 specifically all that. What we review is specific to
17 their needs and requests.

18 UNIDENTIFIED FEMALE SPEAKER: Right.
19 Reason I state this is because there's question asked
20 about outside the buildings. It says right here
21 dimensions of large proposed step instruction will be
22 ... feet in height. If you look at your findings ...
23 which pertains to the original I2, that's not part of
24 this application ... where Micron would be built.
25 The ties to the environmental impact -

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 MR. DAVIS: Correct.

3 UNIDENTIFIED FEMALE SPEAKER: Right
4 now.

5 MR. DAVIS: Right, yep.

6 UNIDENTIFIED FEMALE SPEAKER: I'm
7 talking about the portion that is already in I2,
8 that's the portion that was done if you looked at
9 that in the finding statement when we got the four
10 thousand employees, correct?

11 MR. DAVIS: Yep.

12 UNIDENTIFIED FEMALE SPEAKER: It would
13 include this whole --?

14 MR. DAVIS: The whole ... was included
15 in --.

16 UNIDENTIFIED FEMALE SPEAKER: Then I
17 guess we just don't have a discussion then at all for
18 the generic finding statement also.

19 MR. DAVIS: Actually yes.

20 UNIDENTIFIED FEMALE SPEAKER: So like
21 I said it's a hundred and sixty versus forty-seven
22 feet, which is --.

23 MR. DAVIS: Building heights versus
24 stat height. So I think we'll be making --.

25 UNIDENTIFIED FEMALE SPEAKER: ...

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 MR. DAVIS: That's why ...

3 UNIDENTIFIED FEMALE SPEAKER: This was
4 already seven feet because a good number of
5 structures which pertains to this -- just this
6 portion only. Am I correct in that statement?

7 MR. DAVIS: There are no structures
8 proposed for this petition.

9 UNIDENTIFIED FEMALE SPEAKER: It says,
10 zone number structures fifteen to thirty.

11 MR. DAVIS: There are no structures
12 proposed in our petition for a zone change.

13 UNIDENTIFIED FEMALE SPEAKER: Well,
14 I'm looking at your impact statement right now. You
15 have to answer all of these questions, right? You
16 can't just ... if you answer these questions, you're
17 ... in your full environmental assessment form.

18 MR. DAVIS: That full environmental
19 assessment form ...

20 UNIDENTIFIED FEMALE SPEAKER: Does the
21 proposed action include new non ... structures
22 including an expansion. Yes. Those ... structures
23 fifteen to thirty.

24 MR. DAVIS: That was a generic
25 environmental review that was done.

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 UNIDENTIFIED FEMALE SPEAKER: ...

3 MR. DAVIS: Yes.

4 UNIDENTIFIED FEMALE SPEAKER: ... If
5 you're going to build this portion ... zone change
6 on. There's seventy-three parcels down I believe
7 something like that.

8 MR. DAVIS: Fifty-five are part of ...

9 UNIDENTIFIED FEMALE SPEAKER: ...

10 MR. DAVIS: Correct.

11 UNIDENTIFIED FEMALE SPEAKER: What is
12 the timeframe for doing that?

13 MR. DAVIS: That's a very good
14 question. And -- and the timeframe for doing that
15 really depends upon what the ultimate need is for the
16 applicant for their ... right. So that area being
17 eight hundred acre block to be developed. At this
18 point we will request to the town ... To create and
19 probably ... very small lots and turn this into maybe
20 two ...

21 But there is ... process that -- going
22 forward. And so there's a first phase and a second
23 phase and so there will be a need to move forward
24 with what's happening on the second phase. And then
25 the second phase happens, right? So the first phase

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 will be ... a only subdivision if you will kind of
3 ...

4 UNIDENTIFIED FEMALE SPEAKER: Okay.

5 So the current discussions that are
6 taking place --.

7 MR. DAVIS: It could be on both.

8 UNIDENTIFIED FEMALE SPEAKER: It could
9 be your --?

10 MR. DAVIS: It all depends whether or
11 not it would be on property ... And properties that
12 are currently not on or ...

13 UNIDENTIFIED FEMALE SPEAKER: So part
14 of these parcels that were asking for a zone change
15 now may be included in phase one?

16 MR. DAVIS: In -- in -- in ... phase
17 one A versus phase one B ... part of these parcels
18 that are asking for the zone change certainly we need
19 for phase one, yes.

20 UNIDENTIFIED FEMALE SPEAKER: And so
21 we have a final ... I have a lot of questions I'm
22 going to ask this evening based on the answers you
23 gave Mr. Hess. Because if phase one is up and
24 running by then 2024, which is what the county's
25 talked about and is working on. My question was

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 going to be when these roads are going to be started
3 and I don't think it will be completed by then 2024
4 with this traffic.

5 MR. DAVIS: No, I would generically
6 answer that question by saying that ...

7 UNIDENTIFIED FEMALE SPEAKER: ...

8 MR. DAVIS: No, I -- I think there
9 would be reference to the county ... construction
10 started. Obviously it takes time to end ... There
11 are -- there would be road improvement. There would
12 be road improvements required even as part of what
13 the construction and either prior to or ...
14 construction started at various locations in my
15 opinion. Ultimately they attract engineers, state
16 D.O.T. will ultimately turn in ...

17 UNIDENTIFIED FEMALE SPEAKER: Right.
18 I knew it was something like that.

19 MR. DAVIS: And -- and -- yeah. And I
20 know that fictitious make believe project. What type
21 of crew comes here and what could full potential
22 impacts and more importantly what needs to happen,
23 road traffic improvements, etcetera. So at the
24 overall review and the impact and requirements that
25 need to be done by the county could be identified

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 based upon that. And we want to move forward and
3 market the site and gain opportunities for which we
4 believe --. And so now that process is the site
5 specific review.

6 And that -- that is going to be
7 different than -- it has to be. They have very
8 specifics that they will -- exact numbers and exact
9 ... And there is a timeline for construction in that
10 period. And noise and lighting and landscaping and
11 beautification and all the things that they do. All
12 of the things that your board ... And ... will be
13 reviewed specific ... federal commerce department and
14 the state level D.E.C., New York State D.O.T. Those
15 are all the site specific review based upon the
16 application which was ultimately presented.

17 UNIDENTIFIED FEMALE SPEAKER: Because
18 we're talking generic here now does the site still
19 ... feel that in the future they may come back and
20 ask for a P.E.D.? That is a generic.

21 MR. DAVIS: Yeah. Yhat's a -- that's
22 a very good question. And so we looked at generic
23 ... We looked at either P.D.E. or a zone change.
24 Assuming prior plans to move forward. We had some
25 discussions with representative from the Town of

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 Clay. And based on that we would move forward with
3 the zone change. After that, we believe conditioning
4 on the site would all fit within in the I2 zone.

5 UNIDENTIFIED FEMALE SPEAKER: My -- my
6 suggestion would be, take a careful look at what we
7 want to want to do in the future with Burnett Road.

8 UNIDENTIFIED MALE SPEAKER: What'd she
9 say?

10 UNIDENTIFIED MALE SPEAKER: Burnett
11 Road.

12 MR. BICK: Take -- take a careful look
13 at what we want to do in the future with Burnett
14 Road.

15 UNIDENTIFIED MALE SPEAKER: Yeah.

16 MR. BICK: For the benefit of the
17 public, P.E.D. is a plan development district and it
18 is a mixed-use district zoning in the Town. There --
19 there are a few projects now that are -- are -- are
20 plan development districts but that's not what
21 they're asking for.

22 MR. DAVIS: The projects that appear
23 in the lower right-hand corner of this slide right
24 here is a P.E.D. Non-site, outside site, but the
25 lower right-hand corner I believe is -- is zone

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 P.E.D.

3 UNIDENTIFIED MALE SPEAKER: Are there
4 other questions from the Planning Board?

5 MR. PALUMBO: ...

6 MR. BICK: Mr. Palumbo.

7 MR. PALUMBO: I guess the -- the
8 question I have just to get it out there. We heard a
9 lot about flexibility, infrastructure, traffic and
10 ... with regard to maybe a consideration of review
11 when it comes to emergency responders.

12 This could be a -- a tremendous, you
13 know, expansion of the industrial area from what it
14 is right now. And I think it'd be nice to
15 understand what -- what has been thought out with
16 regard to that, what would these include, you know,
17 can the surrounding area support it. Can you
18 elaborate on that?

19 MR. DAVIS: I -- I can't base it on
20 the project that we looked at in this petition. But
21 that's a very good question. ... evaluated as far as
22 site specific review, emergency responders. In our
23 review that we looked at, we looked at capability of
24 the existing response to -- to the site.

25 Generally, identified it as capable

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 D.O.D. or whether nobody need to expand it. And that
3 applicant would come in, we need to work with first
4 responders, fire department, etcetera on -- on those
5 specific needs.

6 Certainly, one thing that happens on
7 products that are -- that are manufacturing ... also
8 some form of training with fire department responders
9 as we're going to do when we show up to a site that
10 has specific elements in it and -- and material, et
11 cetera, that has ... So that would be applicant
12 specific on site. But some form of first responder
13 reach out and -- and review as far as their site plan
14 review from this board. And I'm sure we'll be able
15 to -- as far as their specific environmental review.
16 It is required to look at under ...

17 MR. MITCHELL: I would defer to the
18 Town.

19 MR. BICK: Other questions from the
20 Planning Board?

21 MR. MITCHELL: Just -- just one
22 statement.

23 MR. BICK: Mr. Mitchell.

24 MR. MITCHELL: I look forward to
25 having a site plan on this. We don't ...

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 generically.

3 MR. BICK: Thank you, Mr. Mitchell.

4 UNIDENTIFIED MALE SPEAKER: Can you
5 tell us --.

6 MR. BICK: Hold on.

7 UNIDENTIFIED MALE SPEAKER: Mr.
8 Chairman.

9 MR. BICK: Hold on -- hold on.

10 UNIDENTIFIED MALE SPEAKER: Wait --
11 wait -- wait. We have three things going here.

12 UNIDENTIFIED MALE SPEAKER: I want to
13 hear what he just said. I couldn't hear.

14 UNIDENTIFIED MALE SPEAKER: I
15 understand.

16 MR. BICK: You want to hear what?

17 UNIDENTIFIED MALE SPEAKER: His last
18 answer. I couldn't hear. It's all muffled.

19 MR. BICK: Can you repeat your answer?
20 We didn't -- we're having trouble hearing up here.

21 MR. MITCHELL: Sure. Sorry. I -- I'm
22 trying to look and talk at the same time. My
23 response was yes, I very much look forward to that as
24 well. That is -- that means that the investment that
25 O.C.I.D.A. and the County put into this site has

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 paid off. Once we have an applicant that has an
3 application in front of this board and moving forward
4 with the project. So that is a great ...

5 MR. BICK: Thank you. Are there any
6 more questions from the Planning Board? Are there --
7 before I go to the public, one last call from the
8 Town Board. Briefly, if anyone needs to be
9 recognized, I have a ...

10 MR. MEAKER: Mr. Chairman.

11 MR. BICK: Mr. Meaker.

12 MR. MEAKER: Thank you, Mr. Chairman.
13 Mr. Davis, to un -- understand for the public, this
14 process --.

15 UNIDENTIFIED MALE SPEAKER: Use a
16 microphone.

17 MR. MEAKER: So the public can better
18 understand this process. If this is approved, the
19 zone change. There will be opportunity for the
20 Planning Board to go ahead and still have the ability
21 to look at their plans moving forward and say yes or
22 no moving forward.

23 MR. DAVIS: More so than just the
24 applicant period.

25 MR. MEAKER: Right.

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 MR. DAVIS: So yes. So ... step one
3 was acquiring the building, acquiring land to -- to
4 create a park that ... go to market, right? Step two
5 is now putting it in the position of having it zoned
6 appropriately.

7 Step three is having the applicant go
8 forward with -- with projects that -- that process
9 alone, the environmental review had its own public
10 input and as environmental review process.

11 And they will be a close ...
12 concession as part of that environment review process
13 specific to a proposed project. Then, there will be
14 a supplemental review in front of the Planning Board
15 that will be the process.

16 So there will be numerous
17 opportunities to counter on environmental aspects of
18 the project. Also, site plan specific aspects of the
19 project. And so this is literally the, maybe, step
20 two of what is a ten step process.

21 MR. MEAKER: Thank you for clarifying.

22 MR. DAVIS: You're welcome.

23 MR. YOUNG: Mr. Chairman.

24 MR. BICK: Mr. Young.

25 MR. YOUNG: About eighty-three hundred

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 buildable acres left. Approximately four percent
3 maybe a little bit more right now is zoned
4 industrial. You're asking us tonight to go to
5 fourteen percent, a little bit over fourteen percent.
6 That's a -- that's a tremendous increase.

7 Tremendous increase in -- in changing
8 land use. You're asking us to burden the land with a
9 -- the very significant burden because industrial is
10 not the highest and best use of the land.

11 MR. YOUNG: So let me quote from what
12 you wrote in your application. OSIDA submits the
13 proposed zoning amendment enhances the health, safety
14 and welfare of the entire town, the most subsequent
15 land development that furthers the community
16 interests of the town.

17 I'm here to say, present any kind of
18 proof that that what's going to happen. If you can't
19 tell us what's going to go on that land, what you're
20 going to use it for, how are we supposed to answer
21 those questions?

22 MR. DAVIS: Well, I'm not the
23 applicant that will ultimately use the land.

24 MR. YOUNG: I don't care if you read
25 it on behalf of ... because you're the applicant here

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 tonight. And the burden is on you to meet the
3 statutory requirements. And I don't see any proof
4 that you've done that.

5 MR. DAVIS: Well, I believe ...

6 MR. YOUNG: Do you need more time? Do
7 you need more time to come back to us and tell us
8 what you're going to be putting in there, like Amazon
9 did?

10 MR. DAVIS: Well, no I do not believe
11 ...

12 MR. YOUNG: There you go then.

13 MR. DAVIS: ...

14 MR. YOUNG: I would go on, I would go
15 with your response then to make my decision
16 accordingly.

17 MR. DAVIS: Okay.

18 MR. BECK: Thank you. Thank you, Mr.
19 Young. Thank you, Mr. Davis.

20 MR. PLESKACH: Mr. Deputy Supervisor.

21 MR. BECK: Mr. Pleskach.

22 MR. PLESKACH: I think I would just
23 like to kind of before we turn it over to the public.
24 I'm a little disappointed that this is, you said it's
25 a ten step process. But as the representatives of

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 the residents of the Town of Clay, this is our one
3 chance to be involved in the process and make sure we
4 make the best decision on their behalf.

5 I feel like we deserve better -- like
6 Mr. Mitchell said, we deserve better than generic and
7 T.B.D.s. when we're trying to evaluate an application
8 and make a decision. It was not our decision to go
9 public with the announcement in October-ish or
10 September, October with a tenant and announcement of
11 big project coming to the town.

12 And it is now June. That's roughly
13 eight months and the environmental assessment and the
14 traffic studies and all the generic stuff you did, I
15 think you said was in 2021.

16 MR. BECK: Correct.

17 MR. PLESKACH: And so we're looking at
18 a minimum of eighteen months, maybe close to two
19 years. And I'm just disappointed and I'm left
20 wanting more before I make a decision. I'm very much
21 in favor of -- of the project, if it is Micron, I
22 mean, that's tremendous for this community.

23 But to ask us to make this kind of
24 decision for the largest project in the history of
25 the country that, you know, other people have quoted,

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 I'm disappointed and I'm left wanting more.

3 MR. DAVIS: Wanting more from the
4 environmental review side?

5 MR. PLESKACH: Just in general, I feel
6 like -- I feel like there's a lot of T.B.D.s and not
7 a lot of answers to the questions that have come from
8 both boards.

9 MR. DAVIS: And so -- I understand
10 your frustration. I do. And I understand the
11 frustration of the board members that are ... The
12 zone change, the property obviously -- a third
13 development of the park is identified as ... And so
14 before a Micron ... within that portion as currently
15 ... Our role -- we believe the Town's role is to make
16 this location in which you could fit more than just
17 what is in that currently ... area at this location.
18 So we do -- in order to accomplish that, the zone
19 change, I understand that typically will come in, may
20 not have a proper ... They're asking for a zone
21 change and they're saying I want a zone change or ...

22 Here OSIDA owns the land. We want a
23 zone change to allow a provision of the park ... that
24 the County has gone and the opportunities the County
25 has presented to come to fruition.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 ... specifics and quite frankly I
3 don't think all specifics that this road has will
4 tell you it's going to be this side of the ... and
5 this height. This is exact ... that Micron will be
6 ... and will be doing up until the point where they
7 commence the written application. So anything that
8 would be depicted, if you will, would be I'll use the
9 word, you know, speculative at this time until that
10 is done on all of those leads. Again, there will be
11 a process, environmental review process,
12 environmental impact statement process done that will
13 be site specific to Micron. That will involve the
14 Town. It will involve the public.

15 And there will be a full process in
16 front of this town anything to be built at this
17 location. This is simply the request to rezone to
18 I2.

19 MR. BECK: Thank you.

20 UNIDENTIFIED MALE SPEAKER: Thank you,
21 Mr. Pleskach. Thank you, Mr. Davis. I will say,
22 before I open it up to the public, which I'm going to
23 do now.

24 The President of the United States
25 came to this community to announce this project with

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 more detail than is contained in this request for
3 zone change.

4 And -- and, you know, the people of
5 the Town of Clay, we have a responsibility to make
6 sure that they benefit from this project, probably
7 more so than any of the other people in the United
8 States. And -- and that that responsibility rests
9 with us.

10 And we're going to -- we're going to
11 exercise this the opportunities we were provided, you
12 know, this is the opportunity that was provided. So
13 you could probably expect as much or the most
14 scrutiny you're going to get as going to be during
15 this process.

16 MR. DAVIS: And how do you provide a
17 fact sheet ... opportunity to ... specifically about
18 the economic development impacts of ... that our
19 application was sent out specific ... You requested
20 that information so I'll happily provide that.

21 MR. BECK: Thank you, Mr. Davis. And
22 I'm confident that you'll give us all the information
23 that we've asked for so we can make an informed
24 decision on their behalf.

25 UNIDENTIFIED MALE SPEAKER: Mr.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 Chairman, just ...

3 MR. BECK: Mr. Young.

4 MR. YOUNG: I'm not going to vote to
5 close the meeting.

6 MR. BECK: Thank you, Mr. Chairman.

7 MR. MEAKER: Mr. Chairman.

8 MR. BECK: Mr. Meaker.

9 MR. MEAKER: Thank you, Mr. Chairman.
10 Again, I've tried to be clear for myself and for the
11 public. Currently, it's the vast majority of this
12 zone I2

13 MR. DAVIS: One third roughly is zoned
14 I2.

15 MR. MEAKER: And that one third, it
16 might -- could go there right now, correct.

17 UNIDENTIFIED MALE SPEAKER: Absolutely
18 Micron could go there right now, yes.

19 MR. MEAKER: That's -- that's all.
20 Thank you.

21 MR. BECK: Thank you. All right to
22 the public, I remind you, any -- all speakers are
23 welcome. Please come up to the microphone, state
24 your name and your address, so that we have it as
25 part of the record. And you'll have two minutes for

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 your comments or questions.

3 UNIDENTIFIED MALE SPEAKER: Questions.

4 MR. BECK: Questions. Is there anyone
5 from the public who has a question?

6 UNIDENTIFIED MALE SPEAKER: I don't
7 have a question. My name is Jim ... I live at 5448
8 ... extreme southeast corner of the map there. And I
9 am also a business owner in the town of Clay and I
10 definitely am for this project, I feel this will
11 enhance the town of Clay and the entire ...
12 community. The median income in the city of Syracuse
13 right now is roughly fifty-five thousand dollars for
14 a household of four.

15 In Boise, Idaho, Micro is listed not
16 where it is currently at -- it's about a hundred
17 thousand for a household of four. So this is just to
18 generate economic activity this -- this will help the
19 tax base grow and this will also help the business
20 community grow and thrive. Something this community
21 has needed for many, many years now. And that's all
22 I've got.

23 MR. BECK: Thank you, sir. Yes,
24 ma'am.

25 UNIDENTIFIED FEMALE SPEAKER: How soon

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 do you plan on voting on this?

3 MR. BECK: We don't have to go off the
4 schedule for this. And we'll be on the ...

5 UNIDENTIFIED FEMALE SPEAKER: We're
6 talking two thirds more. Most of the people who go
7 to ... thought that this was already one whole unit.
8 We're dealing with what if. Maybe. I don't know,
9 generic. Four thousand people. We're talking Micron
10 forty thousand. I mean I can ... as a homeowner ...
11 and then say ... It's not fair to the people in the
12 town. And furthermore, you said there was no sewer.
13 There is sewer on ... Road -- excuse off 31.

14 And we also have looked at -- in the
15 past numerous time that are our sewage treatment
16 system hasn't been able to cope when we've had large
17 rain. And that's overflow. We don't have the
18 infrastructure in this area to support something this
19 large. We don't have the schools -- we don't have the
20 emergency response vehicles. We don't have the water
21 capabilities, the sewer capabilities, none of this.
22 And it often falls back on the people that live in
23 the town. This is a nice little ... But I urge the
24 board to look thoroughly -- they're asking for an
25 open book. That's the perception. We wouldn't

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 accept that from the public. Why should we accept it
3 from ...

4 MR. BECK: Thank you, ma'am. Yes,
5 sir.

6 UNIDENTIFIED MALE SPEAKER: Thanks,
7 Chairman. Mr. ... I live at ... And I want to state
8 that I'm fully in favor of this zoning change taking
9 place. I'm really frustrated by listening to all the
10 questions about the specifics of Micron. That will
11 happen, as I understand it, every time they apply for
12 building, for anything they're going to do on a
13 property. So why are we hesitating to change this to
14 an industrial park. It's all contained so it's all
15 connected. It's in one spot. It's not spread over
16 the county. I just don't understand the hesitation.
17 Make it an industrial park. Then you're going to be
18 able to approve every part of the project. I believe
19 that's correct. If I'm wrong please let me know.

20 MR. BECK: Sir, I will say once, if a
21 zone change is granted, the applicant, the town board
22 doesn't have another opportunity to ask questions
23 about it. It can be whatever fits in the industrial
24 use can be done.

25 So this is our opportunity to ask

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 these questions. We ask questions so that we can
3 make an informed decision. And we try not to
4 demonstrate whether we are for or against anything.
5 We just have -- have questions so that we are fully
6 informed when we do make an actual decision.

7 UNIDENTIFIED MALE SPEAKER: I
8 appreciate your concern but again all you're asking
9 at this point is to make that an industrial park.
10 You're not asking for approval on any particular
11 project. That will happen upon -- the planning board
12 will have to approve every building that's put there,
13 whether it's a fourteen by ten wooden shed or a
14 fifteen foot high building. That's just my concern.
15 Just let them build something there.

16 MR. BECK: Thank you, sir. Ma'am.

17 MS. BELL: My name is Tearesa Bell. I
18 live on ... When my house was built my developer
19 told us that he had thirty acres but he only
20 developed fifteen because the town had a rule that
21 ... couldn't be developed if the ... was not. I was
22 just wondering if this rule -- project is going to
23 affect that policy for the rest of the county.

24 MR. BECK: Ma'am, I don't know that
25 that limitation is in effect, your -- the developer

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 -- we have found on this board that developers often
3 tell prospective buyers things that aren't supported
4 by fact. And that may be the case here. But that's
5 the best answer I can give on that.

6 MS. BELL: Okay. My other question
7 ... we talked about ... the Micron. Would there be
8 an opportunity for residents to tap into any of that?

9 MR. DAVIS: Would you like me to
10 address that?

11 MR. BECK: Go ahead, Mr. Davis.

12 MR. DAVIS: Sure. So the testing for
13 -- the county -- probably about two years ago the
14 county started the process ... treatment plan
15 permissible. RPs had put out twenty as far as ... I
16 believe ... engineering to allow the development of
17 the expansion of ... So yes the plan would be that
18 once the expansion, there will be opportunities after
19 that.

20 MS. BELL: Do we have an idea of where
21 types will be going?

22 MR. DAVIS: Not yet, that's part of
23 the process that environmental protection. In terms
24 of their deeds that were then applied for ... in
25 terms of expanding the service area. So I don't know

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 what the ... will be yet. But that process will be
3 controlled by Onondaga County. Unrelated to this
4 project, unrelated to the zone change petition that's
5 happening right now.

6 MS. BELL: That is a county road.

7 MR. BECK: Ma'am, ma'am, your time has
8 expired.

9 MS. BELL: I was just wondering ...

10 MR. BECK: Sir, before I recognize
11 you, I want to recognize Supervisor Ulatowski. Sir,
12 go ahead with your question.

13 MR. WHEELER: My name is Jim Wheeler.
14 I live on County road 46 ... My property is directly
15 to the north of the proposed changes. And my
16 question is ... And you stated that ... which is not
17 true. This is portions of Jones Creek which meanders
18 through and crosses private land just north of ... I
19 guess my question is will the property thing be done
20 so that I don't get ...

21 Because at this time of year you go
22 through ... In the springtime you need ... And I'm
23 just questioning whether the footprint of that will
24 remain the same.

25 MR. DAVIS: Any project that's done on

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 adjacent property requires by New York State D.E.C.
3 to ensure that offsite water conditions that exist
4 today are not worsened if you will, by a project on
5 the adjacent property. So any project that is going
6 on this would be required by New York State D.E.C. to
7 show that offsite runoff will be the same or less
8 than it currently exists now. Five years A, B, C to
9 ensure that also what are the issues that exist today
10 are not worse, if you will, by ... So any ... they
11 would require ... to ensure that all ... will be the
12 same more or less than it currently exists.

13 MR. WHEELER: Okay and the second
14 question. ... that way I won't have to worry about
15 ...

16 MR. DAVIS: If those fence lines are
17 around your property, then no.

18 MR. WHEELER: Well, no. It's going to
19 be a common line so with ... property. I'm just
20 saying it's a fact. I don't check every day,
21 depending on what animals ...

22 MR. DAVIS: Yeah, I don't think it
23 would ...

24 MR. BECK: Thank you, sir. Ma'am.

25 UNIDENTIFIED FEMALE SPEAKER: Hi, my

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 name is Diane ... My question is I really want
3 clarification. Earlier, you said that this proposed
4 application only included parts of ... north of 31.
5 ... public noise when you list all ... numbers. That
6 parcel at the corner of 31 ... southeast corner with
7 all of the white houses ... listed in the public
8 notice.

9 MR. BECK: Mr. Davis is that listed in
10 the public notice?

11 MR. DAVIS: In between the current
12 route 31 and the old right of way for 31, because I
13 was a landowner, I know that those properties were
14 included in those. I do not believe that anything
15 south of the current footprint of 31 was ... It's
16 not part of this application, I would say that. Part
17 of this application is the plans that identified on
18 this picture right here.

19 UNIDENTIFIED FEMALE SPEAKER: I tried
20 to call the tax master to look at the numbers and I
21 could have sworn that was included. My concern is
22 most of the property is south of Route 31 is all
23 residential and I believe that to be changed to
24 industrial.

25 MR. DAVIS: The property, as I said,

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 to your question ... the property at the corner of
3 Caughdenoy and 31 and heading east. O.C.I.D.A. has
4 zoned that property and that is currently zoned
5 highway commercial. There are other zoned properties
6 ... and as you go further down Route 31 there's a
7 little bit of a different zoning criteria. You can
8 see here this is the current ... You can see there
9 in orange to the south of 31 is zoned highway
10 commercial one. And then you see the thing that is
11 white zoned residential R100. And then you have a
12 few properties that are in blue.

13 UNIDENTIFIED FEMALE SPEAKER: Yeah, I
14 was just asking about the ones in the orange or
15 whatever that ...

16 MR. DAVIS: That's not party of our
17 application. If the deed was included, that's an
18 error. But it's not -- not part of our request for
19 --.

20 MR. BECK: Thank you, ma'am. Ma'am,
21 go ahead.

22 MS. BOCKER: Hi, my name is Tammy Shan
23 Bocker and I live at 5028 ... Landing but I also own
24 property on the corner of Route 31 on Sterns
25 (phonetic spelling) Road. My question is, are there

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 any plans as far as demolishing the ... and also the
3 homes north of 31, a gray ranch that sits back that
4 people have broken into these places. there's -- on
5 the corner of Burnett and 31 there's just mattresses,
6 all kinds of left over items. What's the plan with
7 all these buildings?

8 MR. DAVIS: So O.C.I.D.A. has retained
9 services of the environmental review asbestos service
10 in New York State for ... homes. So that's obviously
11 a start. Inspections are already happening. ... are
12 being done. And then the -- a process to engage
13 somebody to go out and start removing all of those
14 homes. But we just can't go through the state
15 regulatory requirements ...

16 MS. BOCKER: Okay so there's no plans
17 to do anything, just let everything sit until you
18 have everything done?

19 MR. DAVIS: Yeah, there is ... that
20 happens and there is normally happens after ...
21 homeowner who is living there is ... But there is ...
22 that's going on is also a way we can improve,
23 increase level of services that the county has asked
24 what we're looking at. We're making sure there's no
25 ... etc. But our intent is to have that removal

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 process. Obviously there's several homes that, you
3 know, ... removal process. Half of that ... is going
4 to allow and go through the homes that have already
5 been approved by O.C.I.D.A.. And remove items that
6 could be ... for that person. So that effort's going
7 to happen ... this summer. And then as we move
8 forward with ... town of Clay. Then move forward
9 with ... what's left of those homes. And ... for and
10 opportunity to sell.

11 MS. BOCKER: Great. Thank you very
12 much.

13 MR. DAVIS: You're welcome.

14 MR. BECK: Thank you, ma'am. Sir, go
15 ahead.

16 MR. DAN: Yeah. Hi, my name is Dan
17 ... This thing is nuts. The Research I've done,
18 this plant in ... is seven point two percent of the
19 whole entire country's electrical. I hope you guys
20 are ready for that. Not only operating ... twenty
21 million ... of work a day but ten million of those
22 gallons are like cooling tower toxic water, and then,
23 we have a ... goes into the river, like, what are we
24 doing here? ... two hundred billion ... for the ...
25 this and that. But then it comes to any questions

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 about the energy use or the environmental impact or
3 anything like that ...

4 You keep mentioning the gas line.
5 There are actually no ... but the energy plan.
6 They're going to start with the hydrogen and on
7 speed bump right in there where the hydrogen is
8 going. Do you ... yet or are we just -- you know.
9 And you know then when you burn hydrogen, hydrogen
10 creates nitrous oxide. So I thank God that ...
11 because that's exactly what burning hydrogen is going
12 to create. Like -- and this lady here she made it to
13 the end. Everyone ... and they're not going to.
14 They could have gone to Texas, North Carolina.
15 They're going to come in here, tax rate is nonsense.
16 And if you guys are going to accept this, you should
17 be making serious demands from the seventy billion
18 dollar company that's going to stand to ... hell of a
19 lot more when they come in here. And the whole
20 reason why they want to come here is ... It's not
21 the people, sorry, it's the water. They love the
22 water, they're going to use the water as a resource
23 and we're just going to give it away because we're
24 broke and ... Our tax ... but theirs are. This is
25 crazy. The environmental impact of this. We have --

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 .

3 MR. BECK: Sir, I'm sorry your time
4 has expired. Sir, your time is expired. Thank you.
5 Okay, sir, go ahead.

6 MR. HEFFIAN: Hello, my name is
7 Heffian ... I'm actually here representing the
8 interests of the owners of ... Brewing just west of
9 ... Route 31. And we're excited about the size of
10 the room. We're really hoping there's lots of ...
11 stressed out and thirsty construction workers and
12 engineers but my question has to do with the
13 traveling and I listen very closely to what was ... I
14 understand all of this. So I just want to ... You
15 know, one of things as a business owner obviously in
16 that location, especially with the business ... very
17 close to the Route 31 road. We have lots of
18 questions about how -- what changes to Route 31 could
19 use that facility and there's obviously concerns
20 about what would that look like. So I guess the
21 question would be I know that gentleman mentioned an
22 environmental study that will be conducted obviously
23 once plans start to move forward. That discusses the
24 details about that traffic. I just wanted to clarify
25 a little bit. There will be public comment once that

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 study has been done. So there can be concerns or any
3 questions brought to the table from ...

4 MR. BECK: Sir, when -- when there is
5 a site plan submitted the site plan will be subject
6 to review by the planning board who is here with us
7 this evening. And the planning board will have as
8 many public hearings as they need to, to get answers
9 to their questions to make sure that this proceeds in
10 an orderly manner consistent with all other
11 developments on Clay.

12 MR. HEFFIAN: Thank you.

13 MR. BECK: You're welcome.

14 MR. HEFFIAN: And to add to that,
15 specifically the environmental review, there is also
16 ... There are also a ... process in the
17 environmental review and you are dealing with ...
18 process. So there will be multiple times not just in
19 front of this board but also doing environmental
20 review to accomplish that.

21 MR. BECK: Thank you, sir. Ma'am, go
22 ahead.

23 UNIDENTIFIED FEMALE SPEAKER: My name
24 is ...

25 MR. BECK: Thank you, ma'am.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 MR. HESS: My name I Jeanette
3 (phonetic spelling) ... I just built my forever home
4 in the town of Clay. My concern is that my paycheck
5 as a ... in New York state will ... my paycheck is
6 ... and my taxes are always going up. So ... for
7 this large ... And my proposal to the town is that
8 ... unless they have already said the assessments
9 going up as this proposal is going to push people
10 like me out and then who is going to be taking care
11 of the people that are ... Because if our taxes just
12 ... four point two nine percent anyways. My paycheck
13 is ... And assessments are just rising and rising.
14 So that is my proposal for the town of Clay. Freeze
15 assessments on ... and recess.

16 MR. BECK: Go ahead.

17 MR. HESS: Any -- any increase that
18 you saw was that for the Town of Clay. Town of Clay
19 had a zero percent tax increase. It could have been
20 your school district and the county.

21 MR. BECK: Mr. Hess, I believe she was
22 talking about her assessment.

23 MR. HESS: The assessment?

24 MR. BECK: Yeah.

25 UNIDENTIFIED MALE SPEAKER: But don't

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 we normalize that --.

3 MR. HESS: But normalize, it's --
4 yeah, it's still zero.

5 MR. BECK: Thank you, Mr. Hess.
6 Ma'am.

7 MS. CARPENTER: Hi, Lea Carpenter ...
8 So I'm not going to talk about it. I'm just a ... in
9 regional and when regional city planning and so I've
10 been watching this project pretty closely. I think
11 it's very exciting. So my understanding is that
12 we're just doing a subtle change here from like all
13 these part one hundred to I2 essentially. And when
14 Micro eventually applies for -- or when we think
15 Micron will apply ... parcel then we will have a
16 chance to do public comment for the town board.
17 Yeah. Like when they're receiving the application.

18 I have a couple questions for, I'm
19 sorry, I wasn't sure what your name was, but with the
20 houses on Burnett Road, are you guys planning on
21 implementing ... construction techniques beyond ...
22 ... to try to salvage any of the materials for like
23 reuse in either this project or other projects that
24 you guys might need working on.

25 MR. DAVIS: First of all I'm glad that

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 you forgot my name. Because ... So couple ways to
3 answer that question when there's homeowners that ...
4 from part of their ... will take whatever they want
5 out of their homes. So many homeowners ... callous
6 towards things that they wanted for their houses. So
7 ... management people come in and they're ... other
8 than that. They're going to all sound ... After
9 that home will be demolished. And ... that we see
10 that we use after they follow through two phases of
11 salvaging. There are potentially some structures
12 that remain on site that are more ... could be used
13 for limited purposes going forward until they're not
14 needed anymore. But the goal is that the structures
15 will be removed and ...

16 MS. CARPENTER: Thank you.

17 MR. BECK: Sir, go ahead.

18 MR. STEBELLA: My name's Steve
19 Stebella. 4673 Verplank Road. My question is right
20 now Verplank Road is a raceway. It's a short ... on
21 Route 31 for a bypass. Is there any plans or
22 applications to provide or do any construction on
23 Verplank Road. Between --.

24 MR. BECK: I would defer to the
25 applicant and the county as it is a county road.

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 MR. DAVIS: Yes, I'm aware of the
3 plans that have been looked at. Because they're
4 currently a ... construction and survey crews that
5 are planning a sewer line down to Verplank.

6 MR. BECK: Sir, we can request the
7 sheriff's department to do some enhanced enforcement
8 on Verplank Road and can do that after this hearing.
9 As well as forward that request to the county as it
10 is that road. Yes, sir. Yes, sir, go ahead.

11 UNIDENTIFIED MALE SPEAKER: My name is
12 Fred ... I attend all the town board meetings. And
13 believe it or not, there's been a lot of discussion
14 in public hearings about Micron and this build out
15 and ... whether your town is going to have enough
16 capacity for housing and living quarters and members
17 of our board. Some members are in a rush to build.
18 There's been articles in the Post Standard authored
19 recently regarding that. Do you have an idea of your
20 town, how much labor for a project like this come
21 from a ... as opposed to an outsider town. Is the
22 labor all in ... and that county or ... are moving a
23 lot ... Do you have any idea?

24 MR. BECK: Yeah, my understanding, the
25 -- that employment would be local as much as possible

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 and first that's what -- what I understand it to be
3 and if -- if what we have can't -- can't handle it,
4 we'll have to move it -- push it out further.

5 UNIDENTIFIED MALE SPEAKER: Right I
6 see all the local schools ... I'm not certain about
7 the amount of traffic that might come down 31 in -- I
8 wanted to say regarding the reform and I appreciate
9 what you guys do. The only criticism I might have is
10 when someone from ... answers somebody's question, it
11 would come off someone's question versus ...

12 MR. BECK: Thank you, sir. Ma'am.

13 UNIDENTIFIED FEMALE SPEAKER: ...

14 UNIDENTIFIED MALE SPEAKER: I would
15 say that might be an ... to be in over the next
16 twenty years. Only because ... over the Micron quite
17 frankly the county executives will ... At various
18 parts ... Micron has been there. Often the needs and
19 there are tremendous amount of labor that we need
20 over an extended period of time, construction side of
21 ... not for a project like this. And that's just
22 this project that any housing projects in the last
23 ... So there will be a tremendous amount of ...

24 UNIDENTIFIED FEMALE SPEAKER: Is that
25 just a zone change or is that at Micron?

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 MR. DAVIS: That is -- the zone change
3 -- thank you for asking that question. Eventually
4 I'm going to answer better ... This site can ... the
5 three hundred and thirty-nine acres, that's zoned I2
6 currently. The county made numerous efforts on a
7 site review. There were numerous efforts to bring ...
8 to that three hundred and thirty-nine acres. That
9 they were owned at the time and ... and they
10 repeatedly were not chosen because of the site wasn't
11 big enough. The investment that is put into these --
12 this type of ...

13 And then, you need the ability not to
14 be holding on to three hundred and thirty-nine acres
15 -- to expand and expand as the market requires, as
16 the federal government requires. That's there's been
17 many articles written about -- for security reasons
18 why ... can be built here. And do less. And so
19 the development of this site, the vision, plus you're
20 creating ... This petition for a zone change allows
21 that to happen. Currently we have a ... a negative
22 ... allows someone like Micron to know they can make
23 the investment and as they ... and set meetings,
24 develop for that twenty year time period to ... fast
25 as more ... Your question -- this zone change is

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 part of that process. It's an important process to
3 allow ... developed and ...

4 MR. BECK: Thank you, ma'am. Sir, you
5 have a question.

6 UNIDENTIFIED MALE SPEAKER: Yeah. I
7 want to thank the ... board for asking the tough
8 questions when it comes to traffic. I mean anyone
9 that I hope anyone that's gone out on Route 31
10 towards -- towards 81 with traffic on any given day
11 it's pretty blocked off. Gridlocked. And I was
12 wondering why there's no one from the state or Micron
13 here to answer questions. When it comes to -- now
14 you spoke of traffic improvements and what not, but
15 do you use -- I would like to hear answers from the
16 people at Micron directly. Now Route 31 in ... are
17 State routes.

18 MR. DAVIS: Correct.

19 UNIDENTIFIED MALE SPEAKER: Now the
20 county ... So when this project ... The county ...
21 state route. We have nothing to do with .

22 MR. DAVIS: To bring Micron to the
23 state, the state is involved in ... As part of the
24 commitment to the state ... That a part of economic
25 development to bring ... to the state or specifically

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 to this ... And so state D.O.T. ... you can look up
3 the zone change for them is not specific to the
4 traffic issue. Ultimately, the specific Micron
5 project has to ... on the state. And the state knows
6 that they estimated ... The improvements that are
7 going to be undertaken which is why we're already ...
8 township.

9 UNIDENTIFIED MALE SPEAKER: But
10 exactly what ... like you know you have Route 31
11 towards anyone. ... there's a need widening the
12 road. But -- this is ... I mean ... years ago by
13 having these businesses that go along Route 31 in ...
14 I don't know how they really do any road width ... I
15 don't see how the zone change can be considered
16 without, you know, a good idea about how the road
17 width ... Now --

18 MR. BECK: Sir, your -- your two
19 minutes has expired. I will say, I know this board.
20 And I'm sure the planning board shares your concern
21 about traffic mitigation around the zone change in
22 general and this project very specifically.

23 And we recognize a need for extensive
24 traffic mitigation as this progress -- or this
25 project goes forward up to and including the roads

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 you described as well as 81 and 41 in ... road and
3 Verplank Road.

4 So that is something that weighs,
5 speaking for myself, me as a representative of all
6 the people in the Town of Clay, traffic mitigation is
7 going to be key to the success of this project.

8 UNIDENTIFIED MALE SPEAKER: I
9 appreciate you ... I appreciate that. Thank you.

10 MR. BECK: Thank you, sir. Are there
11 any other questions from the public? All right.
12 There being none. I'll recognize Supervisor
13 Ulatowski.

14 MR. ULATOWSKI: I will accept a motion
15 for closing. Is there a motion?

16 MR. PLESKACH: I move we close the
17 public hearing.

18 MR. BECK: Second.

19 MR. ULATOWSKI: Motion is second. Any
20 questions? All I --.

21 UNIDENTIFIED MALE SPEAKER: I don't
22 think we should close it.

23 MR. ULATOWSKI: All those who, speak,
24 what's your name?

25 UNIDENTIFIED MALE SPEAKER: I don't

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 think we have enough facts to write up a legal
3 opinion. That's going to stand up in court. There's
4 been nothing presented tonight that could go into any
5 kind of a finding of fact, to support a zone change.

6 And anybody who's going to oppose
7 Micron and there might be people around somewhere,
8 are going to take it to court over that. So I think
9 they failed miserably and they -- I'm not saying I
10 wouldn't vote for a zone change.

11 But if we want this thing to go
12 through, we got to have some kind of a legal basis.
13 So, I think they should -- I think the county should
14 be given a chance to come back and present that
15 anyway. I asked for a ...

16 MR. BECK: We have a motion and a
17 second.

18 UNIDENTIFIED MALE SPEAKER: Madam
19 Clerk, would you poll the board please? The motion
20 is for to close the hearing.

21 MR. BECK: To close the hearing.

22 THE CLERK: Counselor Magora Dohan?

23 MS. DOHAN: Yes to close.

24 THE CLERK: Counselor Meaker?

25 MR. MEAKER: Aye.

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 THE CLERK: Counselor Young?
3 MR. YOUNG: No.
4 THE CLERK: Supervisor Ulatowski?
5 MR. ULATOWSKI: Yes.
6 THE CLERK: Counselor Beck?
7 MR. BECK: Aye.
8 THE CLERK: Counselor Hess?
9 MR. HESS: No.
10 THE CLERK: And Counselor Pleskach?
11 MR. PLESKACH: Yes.
12 THE CLERK: So I have five in favor to
13 advance.
14 MR. PLESKACH: The motion carries.
15 UNIDENTIFIED MALE SPEAKER: Who's the
16 supervisor?
17 MR. PLESKACH: The public hearing is
18 closed.
19 MR. BECK: Then we -- I need another
20 motion to adopt the resolution ending the special
21 meeting.
22 UNIDENTIFIED MALE SPEAKER: So --.
23 MR. BECK: Counselor Meaker.
24 MR. MEAKER: I like to make a motion
25 to end the special meeting.

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 UNIDENTIFIED FEMALE SPEAKER: Second.

3 MR. BECK: Motion second. Any

4 questions? All those in favor?

5 UNIDENTIFIED MALE SPEAKER: Aye.

6 MR. BECK: Close.

7 UNIDENTIFIED MALE SPEAKER: I

8 understand the planning board will stay in session to
9 render a recommendation.

10 MR. MITCHELL: ... an agenda item
11 which is a reminder of case number 2023-016 White
12 Pines Commerce Park Route 31 zone change referrals
13 special meeting ... the town and planning board June
14 7th. This case was put on our agenda and our meeting
15 on ... We had to adjourn because we wanted to be
16 able to hear the presentation. So that being said,
17 I'd like to thank everybody that showed up tonight.
18 I'm a little disappointed on the attendance. I'd
19 like to ... more comments. But ... everybody is
20 here. I'll thank everybody that stayed. All kinds
21 of people that left. And they don't want to be known
22 ... So that being said, I'll just real quick tell
23 you the procedure on what happens. We will make a
24 referral to the town board at our next meeting which
25 is June 14th. Once they get that ... your

1 6/7/2023 - Town of Clay Town Board and Planning Board
2 determination, a meeting to be determined by them,
3 and after that, that gets approved and it's a Micron
4 whoever is going to come on that property. We will
5 get a site plan. And I can assure you that this
6 board will be in the center and ... to put that site
7 plan together. It's going to be the best thing we
8 can do for our town. That's ... And I guess that's
9 all I need to say on that. So moving forward on this
10 thing, I'm going to take a motion from our board to -
11 - I'm going to close this case.

12 I'll take a motion that we adjourn to
13 our June 14th meeting. So moved. Thank you.

14 MR. BECK: Thank you. With that we
15 close our proceedings this evening. I thank you all
16 for your participation. Have a good evening.

17 UNIDENTIFIED MALE SPEAKER: Thank you.

18 (The meeting concluded at 7:58 p.m.)

19

20

21

22

23

24

25

1 6/7/2023 - Town of Clay Town Board and Planning Board

2 STATE OF NEW YORK

3 I, ANTHONY MCCLAIN, do hereby certify that the foregoing
4 was reported by me, in the cause, at the time and place,
5 as stated in the caption hereto, at Page 1 hereof; that
6 the foregoing typewritten transcription consisting of
7 pages 1 through 90, is a true record of all proceedings
8 had at the hearing.

9 IN WITNESS WHEREOF, I have hereunto
10 subscribed my name, this the 26th day of June, 2023.

11

12 ANTHONY MCCLAIN, Reporter

13

14

15

16

17

18

19

20

21

22

23

24

25

A	
ability 55:20 83:13	agriculturally 7:15
able 6:20 53:14 65:16 66:18 89:16	ahead 34:11 40:18 55:20 68:11 69:12 72:21 74:15 76:5 77:22 78:16 80:17 81:10
Absolutely 63:17	air 35:17,21 36:4
accept 66:2,2 75:16 86:14	Al 2:11 4:14
accomplish 4:21 35:9 60:18 77:20	aligns 14:14
account 21:2	allow 7:12 12:19 42:22 60:23 68:16 74:4 84:3
achieves 14:11	allowed 44:10,11
acquire 42:23	allows 83:20,22
acquired 17:5	Amazon 58:8
acquiring 12:20 56:3,3	amend 15:10
acquisition 14:2 39:21	amended 15:17
acre 13:6 29:11,12,13 32:8 47:17	amendment 57:13
acres 12:13,13 13:4,6 15:12 16:13,16,25 17:2,3,6,8 27:14 27:20,25 28:2,4,10,21,25 29:5 29:17,19 57:2 67:19 83:5,8,14	amount 37:9 82:7,19,23
act 5:5,16 12:17 38:7,9	analysis 18:23 19:5 20:13 23:18 25:25
action 12:17 15:23 29:25 41:12 46:21	anchor 14:20
activity 64:18	animals 70:21
actual 23:16 67:6	announce 20:3 61:25
add 17:2,7 77:14	announced 20:19 39:12
addition 10:12	announcement 39:6 59:9,10
additional 14:21	answer 16:3 18:14 19:8 20:25 24:23 40:19 43:7 46:15,16 49:6 54:18,19 57:20 68:5 80:3 83:4 84:13
Additionally 10:23	answers 6:11,14 8:24 40:21,21 40:25 48:22 60:7 77:8 82:10 84:15
address 6:9,10 8:21,25 63:24 68:10	Anthony 1:18 91:3,12
addressed 6:19	anticipate 33:7
adjacent 7:15,19 15:2 27:19 31:7,7 70:2,5	anticipated 39:2
adjourn 89:15 90:12	anybody 4:14 23:17 87:6
adopt 9:14,18 88:20	anymore 80:14
adoption 5:3,24	anyway 87:15
advance 32:3 88:13	anyways 78:12
advanced 14:6	apologies 5:11
advantage 3:8	appeals 15:21
adverse 15:19	appear 51:22
aerial 13:20	APPEARANCES 2:2
affect 67:23	applicant 6:14 8:3,25 11:14 19:6 23:21 31:3,25 35:4 38:3 38:5,5 42:20 43:2 47:16 53:3 53:11 55:2,24 56:7 57:23,25 66:21 80:25
afternoon 11:16	applicants 6:11
agency 4:18 7:14 10:4,15,25 15:9,22	application 10:3,14,24 17:19,22 17:22,23,24 18:6,8 19:3,18,18 19:22 21:4 25:13 26:22 44:24
agenda 89:10,14	
ago 32:19 33:17 68:13 85:12	
Agricultural 3:13 10:20 11:6	

50:16 55:3 57:12 59:7 61:7
 62:19 71:4,16,17 72:17 79:17
applications 80:22
applied 68:24
applies 39:21,22 79:14
apply 13:11 39:20,20,23 66:11
 79:15
appointing 5:4
appreciate 67:8 82:8 86:9,9
appropriate 7:21,24
appropriately 56:6
approval 36:18 67:10
approve 66:18 67:12
approved 35:16 55:18 74:5 90:3
approximately 12:12 16:25,25
 57:2
aqua 30:14 40:4,5
area 13:11 23:11 33:18 47:16
 52:13,17 60:17 65:18 68:25
article 29:3
articles 19:15 81:18 83:17
asbestos 73:9
asked 3:11 22:2 28:8 43:23
 44:19 62:23 73:23 87:15
asking 17:12 19:16 28:9 43:6
 48:14,18 51:21 57:4,8 60:20
 65:24 67:8,10 72:14 83:3 84:7
aspects 56:17,18
assembling 39:8
assembly 14:7
assessment 46:17,19 59:13 78:22
 78:23
assessments 78:8,13,15
associated 18:19
assuming 21:3 50:24
assure 90:5
attached 18:2
attend 81:12
attendance 89:18
Attorney 2:15
attract 49:15
audience 3:5 19:17
authored 81:18
authorizations 12:19
available 18:8
avoid 37:21
aware 29:4 41:12 81:2
Aye 5:21 7:8 9:23 87:25 88:7
 89:5

B

B 10:9,21 11:7 17:12 30:22
 31:15 48:17 70:8
back 16:2 22:8 50:19 58:7 65:22
 73:3 87:14
Barclay 2:14 11:16
base 52:19 64:19
based 31:2 32:5 48:22 50:2,15
 51:2
basis 23:4 44:3 87:12
beautification 50:11
Beck 2:4 58:18,21 59:16 61:19
 62:21 63:3,6,8,21 64:4,23
 65:3 66:4,20 67:16,24 68:11
 69:7,10 70:24 71:9 72:20
 74:14 76:3 77:4,13,21,25
 78:16,21,24 79:5 80:17,24
 81:6,24 82:12 84:4 85:18
 86:10,18 87:16,21 88:6,7,19
 88:23 89:3,6 90:14
began 26:4
beginning 15:8
behalf 11:13,16,21 57:25 59:4
 62:24
believe 8:23 47:6 49:20 50:4
 51:3,25 58:5,10 60:15 66:18
 68:16 71:14,23 78:21 81:13
Bell 67:17,17 68:6,20 69:6,9
benefit 51:16 62:6
benefits 24:24
best 57:10 59:4 68:5 90:7
better 55:17 59:5,6 83:4
beyond 29:16,18 79:21
Bick 4:2 5:16 9:3,4,5,17 10:2
 16:6,17,19,22 17:9,16 18:7,12
 18:16 19:7 20:7,10 21:6,11
 27:8,10 34:6,12 35:14 38:18
 40:17 41:6,23 42:11 43:12
 51:12,16 52:6 53:19,23 54:3,6
 54:9,16,19 55:5,11 56:24
big 39:14 59:11 83:11
biggest 36:22
billion 20:15 74:24 75:17
binder 18:3
bit 30:6 57:3,5 72:7 76:25
block 47:17
blocked 84:11
blue 72:12
board 1:1,1,2,2,4,10,11 2:1,1,3

2:4,5,5,6,6,8,10,10,11,11,12
 3:1,1,19,19,23 4:1,1,6,11,21
 4:24 5:1,1 6:1,1,10,11,21 7:1
 7:1,23 8:1,1,14,18 9:1,1 10:1
 10:1,14 11:1,1,12,17 12:1,1
 13:1,1 14:1,1 15:1,1,20,21,21
 15:24 16:1,1,3,4 17:1,1 18:1
 18:1 19:1,1 20:1,1 21:1,1,7
 22:1,1 23:1,1,8 24:1,1 25:1,1
 25:16 26:1,1 27:1,1 28:1,1
 29:1,1 30:1,1 31:1,1 32:1,1
 33:1,1 34:1,1,6 35:1,1 36:1,1
 36:19 37:1,1 38:1,1 39:1,1
 40:1,1,20 41:1,1,3,4,24 42:1
 42:1 43:1,1 44:1,1 45:1,1
 46:1,1 47:1,1 48:1,1 49:1,1
 50:1,1,12 51:1,1 52:1,1,4
 53:1,1,14,20 54:1,1 55:1,1,3
 55:6,8,20 56:1,1,14 57:1,1
 58:1,1 59:1,1 60:1,1,11 61:1
 61:1 62:1,1 63:1,1 64:1,1
 65:1,1,24 66:1,1,21 67:1,1,11
 68:1,1,2 69:1,1 70:1,1 71:1,1
 72:1,1 73:1,1 74:1,1 75:1,1
 76:1,1 77:1,1,6,7,19 78:1,1
 79:1,1,16 80:1,1 81:1,1,12,17
 82:1,1 83:1,1 84:1,1,7 85:1,1
 85:19,20 86:1,1 87:1,1,19
 88:1,1 89:1,1,8,13,24 90:1,1
 90:6,10 91:1,1
Board's 7:18,21
Board's 1:4
boards 8:22 60:8
BOB 2:13
Bocker 72:22,23 73:16 74:11
Boise 64:15
book 65:25
border 13:12
Borton 2:9 4:13 41:5,6,7,19,21
 42:4,9
bought 28:20,24
Boulevard 21:25
boy 31:19
Brewing 76:8
brief 3:3 11:20
Briefly 55:8
bring 30:25 39:5 83:7 84:22,25
bringing 14:19 15:4,5
broke 75:24
broken 73:4

brought 26:22 77:3
build 34:21 47:5 67:15 81:14,17
buildable 57:2
building 30:9 39:8 43:24 45:23
 56:3 66:12 67:12,14
buildings 8:6 26:15 44:20 73:7
built 32:7 42:25 44:24 61:16
 67:18 78:3 83:18
bump 75:7
burden 57:8,9 58:2
burn 75:9
Burnet 12:5
Burnett 51:7,10,13 73:5 79:20
burning 75:11
business 4:22 64:9,19 76:15,16
businesses 85:13
buy 22:18
buyers 68:3
bypass 80:21

C

C 70:8
C3D 11:13
call 19:19 55:7 71:20
callous 80:5
calls 19:23
can't 46:16 73:14
capabilities 65:21,21
capability 52:23
capable 52:25
capacity 21:5 23:8 32:15,20
 33:3 40:5 81:16
caption 91:5
care 57:24 78:10
careful 51:6,12
Carolina 75:14
Carpenter 79:7,7 80:16
carried 5:23 7:10 9:25
carries 88:14
cars 39:8
case 68:4 89:11,14 90:11
Caughdenoy 12:4 13:14 27:22
 31:2 33:24 72:3
cause 91:4
center 90:6
certain 23:3 35:7,11 37:21,22
 82:6
certainly 12:21 30:11 48:18
 53:6
certify 91:3

cetera 20:21 23:5 24:12 25:6
 36:8,16 39:22 40:4 53:11
chair 2:9 4:13 16:9
Chairman 1:11 2:8 4:10,24 9:2
 34:13 35:13 54:8 55:10,12
 56:23 63:2,6,7,9 66:7
chairperson 4:23 5:5,16 6:13
chance 59:3 79:16 87:14
change 3:11 8:3,13,14 10:5,8,16
 10:19 11:2,5,11,23 12:22
 13:21 17:12 26:25 28:9,16
 29:18 30:7 39:22 41:12 42:23
 44:12 46:12 47:5 48:14,18
 50:23 51:3 55:19 60:12,19,21
 60:21,23 62:3 66:8,13,21 69:4
 79:12 82:25 83:2,20,25 85:3
 85:15,21 87:5,10 89:12
changed 14:12 71:23
changes 7:12 9:11 17:17 26:19
 28:4 37:4 69:15 76:18
changing 57:7
check 70:20
chips 39:15
chosen 83:10
Cicero 37:12,14,24
city 64:12 79:9
clarification 6:12 8:24 71:3
clarify 76:24
clarifying 56:21
Clark 3:23
Clay 1:1,2,4 2:1,15 3:1,10 4:1
 4:10 5:1 6:1 7:1,2,2 8:1 9:1
 9:6 10:1 11:1,11 12:1 13:1
 14:1 15:1,7,20,21 16:1 17:1
 18:1 19:1 20:1 21:1,25 22:1
 23:1 24:1,11 25:1 26:1 27:1
 27:15 28:1 29:1 30:1 31:1
 32:1 33:1 34:1 35:1 36:1 37:1
 37:2 38:1 39:1 40:1 41:1 42:1
 43:1 44:1 45:1 46:1 47:1 48:1
 49:1 50:1 51:1,2 52:1 53:1
 54:1 55:1 56:1 57:1 58:1 59:1
 59:2 60:1 61:1 62:1,5 63:1
 64:1,9,11 65:1 66:1 67:1 68:1
 69:1 70:1 71:1 72:1 73:1 74:1
 74:8 75:1 76:1 77:1,11 78:1,4
 78:14,18,18 79:1 80:1 81:1
 82:1 83:1 84:1 85:1 86:1,6
 87:1 88:1 89:1 90:1 91:1
Clay's 15:20

clear 63:10
clerk 2:7 3:23 7:2 87:19,22,24
 88:2,4,6,8,10,12
close 15:25 56:11 59:18 63:5
 76:17 86:16,22 87:20,21,23
 89:6 90:11,15
closed 88:18
closely 14:14 76:13 79:10
closest 33:22
closing 86:15
Code 11:13
combined 3:20
come 21:3 40:8,9 50:19 53:3
 58:7 60:7,19,25 63:23 75:15
 75:19,20 80:7 81:20 82:7,11
 87:14 90:4
comes 42:21 49:21 52:11 74:25
 84:8,13
coming 3:10 36:17 37:24 38:3
 59:11
commence 61:7
commenced 3:2
commencing 1:7
comment 3:3,17 6:13 76:25 79:16
comments 6:20,23 7:11 8:20,22
 64:2 89:19
commerce 10:5,10,16,22 11:2,9
 11:22 12:6,10,11 13:2 14:3
 15:5 25:15 30:3 50:13 89:12
commercial 3:12,15 14:5 27:24
 28:14,15 72:5,10
Commissioner 2:14
commitment 84:24
common 70:19
commonly 3:12
communication 37:3 40:4
community 20:21 57:15 59:22
 61:25 64:12,20,20
company 75:18
complete 19:10
completed 49:3
comply 36:12
comprehensive 14:23
concept 23:17
concern 67:8,14 71:21 78:4
 85:20
concerns 8:10 76:19 77:2
concession 56:12
concluded 12:23 15:15 90:18
conditioning 51:3

conditions 70:3
conduct 4:23
conducted 76:22
conducting 5:6,17 39:5
confident 62:22
confirm 16:11,11
connected 66:15
consider 3:11 6:21 7:18 10:3,13
 10:24
consideration 52:10
considered 85:15
consistent 14:22 15:23 28:14
 77:10
consisting 91:6
constituents 36:25
constructed 43:5
construction 35:16 36:4,11,14
 37:5,20,20,25 38:13 49:9,13
 49:14 50:9 76:11 79:21 80:22
 81:4 82:20
consultant 23:6 37:10
contained 62:2 66:14
contemplated 24:2
Continue 9:25
contractor 36:12
controlled 69:3
controlling 36:20 40:14
controls 36:13
cooling 74:22
cope 65:16
copies 17:18 18:3
corner 22:3 27:22 51:23,25 64:8
 71:6,6 72:2,24 73:5
corporation 28:18,19,24
correct 19:2 24:15 29:21 32:18
 45:2,10 46:6 47:10 59:16
 63:16 66:19 84:18
couldn't 18:13 42:14 67:21
Counsel 5:2
Counselor 87:22,24 88:2,6,8,10
 88:23
counter 56:17
country 59:25
country's 74:19
county 2:13 4:17,18 7:13 10:4
 10:15,25 11:17 12:8 14:17,23
 19:12 25:8,8,11,11 31:14
 33:16 34:21 49:9,25 54:25
 60:24,24 66:16 67:23 68:13,14
 69:3,6,14 73:23 78:20 80:25

80:25 81:9,22 82:17 83:6
 84:20,20 87:13
county's 48:24
couple 16:11 21:12 33:17,21
 42:17 79:18 80:2
court 41:13 87:3,8
crazy 75:25
create 47:18 56:4 75:12
creates 75:10
creating 14:19 83:20
credit 22:5
Creek 69:17
crew 49:21
crews 81:4
criteria 72:7
criticism 82:9
crosses 69:18
culminated 23:18
current 12:15 14:24 16:12,15
 17:4 18:25 25:17 31:23 33:14
 35:8 44:4 48:5 71:11,15 72:8
currently 13:2,17,18,19,23
 27:23 28:13,13 30:13 31:6
 33:25 48:12 60:14,17 63:11
 64:16 70:8,12 72:4 81:4 83:6
 83:21

D

D.E.C 41:17 50:14 70:2,6
D.O.D 53:2
D.O.T 23:7,14 37:10 49:16 50:14
 85:2
Damian 1:10 2:3 5:4
Damon 2:14 11:16
Dan 74:16,16
dark 13:22
data 14:7 15:13
date 6:22
David 2:5 4:2
Davis 2:14 11:15 16:7,14,18,21
 16:24 17:14,21 18:7,13,21
 19:13 20:9,16 21:6 22:7,11
 23:13 24:8,17,22 25:5,10,22
 25:24 26:4,7,13,16,19,21 27:2
 27:4,12,16,18,21 28:2,5,11,22
 29:2,7,11,13,21,24 30:11
 31:11,19,22 32:9,12,18 33:14
 33:23 34:5,24 36:6 37:6 38:16
 38:22 39:17 40:11,17 41:9,20
 42:5,10,19 43:9,17,20 44:2,9

44:15 45:2,5,11,14,19,23 46:2
 46:7,11,18,24 47:3,8,10,13
 48:7,10,16 49:5,8,19 50:21
 51:22 52:19 55:13,23 56:2,22
 57:22 58:5,10,13,17,19 60:3,9
 61:21 62:16,21 63:13 68:9,11
 68:12,22 69:25 70:16,22 71:9
 71:11,25 72:16 73:8,19 74:13
 79:25 81:2 83:2 84:18,22
day 1:7 39:3,3 70:20 74:21
 84:10 91:10
deaf 3:4
dealing 65:8 77:17
Debbie 2:5 4:3
decide 7:19
decision 6:22 40:22 58:15 59:4
 59:8,8,20,24 62:24 67:3,6
decisions 9:10
deed 72:17
deeds 18:3 68:24
deeper 21:13,19
defer 19:24 53:17 80:24
definitely 64:10
definition 41:11
degree 35:25
Deliberations 1:5
demand 39:2
demands 31:24 40:6 75:17
demolished 80:9
demolishing 73:2
demonstrate 67:4
department 25:15 50:13 53:4,8
 81:7
depending 70:21
depends 47:15 48:10
depicted 61:8
depictions 13:22
Deputies 34:8
deputy 2:4 3:25 5:12,15 9:6
 21:9 27:7 38:17 58:20
described 86:2
description 8:17,19
deserve 59:5,6
designated 37:20
designation 13:3
desire 19:20
destinations 14:20
detail 62:2
details 8:10 76:24
determination 90:2
determined 25:21 90:2
develop 37:19 83:24
developed 47:17 67:20,21 84:3
developer 22:3 67:18,25
developers 68:2
development 4:18 10:4,15,25
 15:6,16 35:24 51:17,20 57:15
 60:13 62:18 68:16 83:19 84:25
developments 14:9 77:11
Diane 71:2
didn't 26:22
different 50:7 72:7
difficult 20:25
dig 21:13
diligence 39:25
dimensions 44:21
direct 20:11,22
directly 31:13 37:9 69:14 84:16
disappointed 58:24 59:19 60:2
 89:18
discuss 8:12
discussed 30:18
discusses 76:23
discussion 1:5 45:17 81:13
discussions 48:5 50:25
disparity 39:14
dispersed 37:24
disposal 34:20 35:8
disruption 33:8
district 10:6,7,8,9,17,18,20
 11:3,4,6,7,24 14:14 51:17,18
 78:20
districts 14:25 51:20
dive 21:19
document 21:15 23:25 35:5 40:14
documents 14:2 17:16,18
doesn't 39:20 43:7
Dohan 87:22,23
doing 7:10 47:12,14 61:6 74:24
 77:19 79:12
Dolan 4:4
dollar 20:19 75:18
dollars 25:2 64:13
domain 38:21
don't 20:13 28:11 45:17 49:3
 53:25 61:3 65:3,8,17 66:16
 68:25 69:20 70:20,22 85:14,15
 89:21
doubt 8:9
draft 14:23

drainage 8:6	environment 29:24 30:12 44:10 56:12
drains 42:7	environmental 12:17,24 15:11,14 15:19 18:22 22:12,22 30:18 32:14 37:8 38:4,7,9,11,24 42:20,22 43:2,4,25 44:2,4,5 44:25 46:17,18,25 53:15 56:9 56:10,17 59:13 60:4 61:11,12 68:23 73:9 75:2,25 76:22 77:15,17,19
drawn 35:5	equate 19:19
due 39:24	error 72:18
E	
E.S.B 20:22	especially 76:16
Earlier 71:3	essentially 79:13
early 12:9 36:24	establish 5:24
easements 30:21 31:9,11	estimated 40:9 85:6
east 72:3	et 20:21 23:4 24:12 25:6 36:8 36:16 39:22 40:3 53:10
economic 15:16 19:11 20:12,24 21:5 62:18 64:18 84:24	etcetera 21:2 49:23 53:4
effect 67:25	Eugene 2:6 4:3
effects 15:19	evaluate 59:7
effort's 74:6	evaluated 8:8 52:21
efforts 14:25 83:6,7	evening 3:21 4:6 9:4 43:23 48:22 77:7 90:15,16
eight 16:18,19 17:5 47:17 59:13	eventual 4:19
eighteen 59:18	eventually 79:14 83:3
eighty-three 56:25	everybody 89:17,19,20
either 49:13 50:23 79:23	exact 35:24 50:8,8 61:5
elaborate 52:18	exactly 25:22 75:11 85:10
elect 4:23	examined 32:13
electric 40:3	excellent 17:10
electrical 30:25 31:12 74:19	excited 76:9
elements 53:10	exciting 79:11
emailed 6:24	excuse 27:17 65:13
embarked 12:9,15 14:9	Executive 4:19
emergency 52:11,22 65:20	executives 82:17
eminent 38:20	exercise 62:11
emissions 35:22	Exhibit 10:7,9,17,21 11:4,7 17:12
employee 35:19	exhibits 17:25
employees 23:2 26:2 37:17 44:7 45:10	exist 70:3,9
employment 81:25	existing 7:20 13:10 31:6 35:11 52:24
enacting 5:25	exists 17:4 31:13 40:5 70:8,12
ended 13:9	expand 3:14 10:10,22 11:8 12:10 22:17 29:16,17 31:4,21 32:4 53:2 83:15,15
energy 35:23 75:2,5	expanded 11:8
enforcement 81:7	expanding 18:25 33:18 68:25
enforces 36:13	expansion 7:17,20 15:16 30:17
engage 73:12	
engineering 37:10 68:16	
engineers 23:7 49:15 76:12	
enhance 14:8 64:11	
enhanced 81:7	
enhances 57:13	
ensure 14:10 70:3,9,11	
entered 12:3	
entertain 8:20	
entire 37:7 57:14 64:11 74:19	

46:22 52:13 68:17,18
expect 62:13
expired 69:8 76:4,4 85:19
extend 31:4
extended 82:20
extensive 85:23
extent 17:25
extreme 64:8

F

FABS 39:12,13
facility 76:19
fact 8:14 39:11 62:17 68:4
 70:20 87:5
factors 8:5
facts 87:2
failed 87:9
fair 65:11
falls 65:22
Family 10:6,16 11:3
far 29:14 43:15 52:21 53:13,15
 68:15 73:2
fast 83:24
favor 5:20 7:7 9:22 59:21 66:8
 88:12 89:4
federal 25:15 38:4,8,8 41:10,11
 50:13 83:16
feel 50:19 59:5 60:5,6 64:10
feet 44:22 45:22 46:4
FEMALE 7:4 43:11,15,18,21 44:8
 44:14,18 45:3,6,12,16,20,25
 46:3,9,13,20 47:2,4,9,11 48:4
 48:8,13,20 49:7,17 50:17 51:5
 64:25 65:5 70:25 71:19 72:13
 77:23 82:13,24 89:2
fence 40:3 70:16
fencing 8:7
fictitious 23:14 49:20
fifteen 13:8 21:16 46:10,23
 67:14,20
fifty 13:7
fifty-13 5
fifty-five 11:23 13:3 47:8
 64:13
fifty-two 13:6
figure 39:9 40:9,15
final 19:7,9 22:13 33:5 48:21
finalized 40:12
finance 15:15
finding 43:16 45:9,18 87:5

findings 35:17 44:22
fire 53:4,8
first 3:9,23 4:6,22 8:16 10:2
 16:9 37:25 38:20 47:22,25
 53:3,12 79:25 82:2
fit 32:15 51:4 60:16
fits 66:23
five 13:6 17:6 38:25 70:8 88:12
flexibility 52:9
floor 30:14
flow 8:6
folks 20:22
follow 26:14 80:10
following 5:25
foot 67:14
footprint 12:16 14:10 18:25
 30:2 35:6 69:23 71:15
foregoing 91:3,6
forever 78:3
forgot 80:2
form 14:20 38:24 46:17,19 53:8
 53:12
formally 11:10
format 24:19
former 12:12
forty 12:13 65:10
forty-seven 45:21
forward 23:15 24:14 42:21 47:22
 47:23 50:2,24 51:2 53:24
 54:23 55:3,21,22 56:8 74:8,8
 76:23 80:13 81:9 85:25 90:9
found 68:2
four 17:3 23:2 25:25 29:7,9,10
 32:14,17 35:6 37:17 39:13
 44:7 45:9 57:2 64:14,17 65:9
 78:12
fourteen 57:5,5 67:13
fourteen-inch 30:14
frankly 25:14 61:2 82:17
Fred 81:12
free 8:18
Freeze 78:14
front 3:8,24 23:16 25:13,14,16
 55:3 56:14 61:16 77:19
fronting 12:4
fruition 60:25
frustrated 66:9
frustration 60:10,11
full 19:25 22:21 23:18,22 24:5
 24:9 42:19 43:3 46:17,18

49:21 61:15
fully 25:17 66:8 67:5
further 8:23 72:6 82:4
furthermore 65:12
furthers 57:15
future 32:4 35:18 50:19 51:7,13

G

G.E.I 22:25 23:24
gain 50:3
gallons 39:3 74:22
game 8:15
gas 31:5,6,12 40:3 75:4
general 7:10 12:2 30:12 41:22
 60:5 85:22
Generally 42:5 52:25
generate 64:18
generic 18:22 19:2 22:11,13,14
 22:20,24 23:8,17,25 24:19
 25:25 26:10 31:23,24 32:13
 38:2,25 39:10,18,19 40:8,10
 40:12 42:13,22 43:24 44:3,5
 45:18 46:24 50:18,20,22 59:6
 59:14 65:9
generically 49:5 54:2
gentleman 76:21
geoprocessing 14:8
GERMAIN 2:15
getting 38:3
give 19:11 21:18 62:22 68:5
 75:23
given 39:11 84:10 87:14
glad 79:25
go 16:19,21 22:8 34:11,14,18
 38:6 40:17 42:25 43:6 55:7,20
 56:4,7 57:4,19 58:12,14,14
 59:8 63:16,18 65:3,6 68:11
 69:12,21 72:6,21 73:13,14
 74:4,14 76:5 77:21 78:16
 80:17 81:10 85:13 87:4,11
goal 80:14
God 75:10
goes 43:16 74:23 85:25
going 9:11,17 15:9 16:8,14
 19:21 21:19,22,23 22:5 30:7
 33:9 35:16 36:2 37:2 39:25
 40:17 41:16 42:18 47:5,21
 48:22 49:2,2 50:6 53:9 54:11
 57:18,19,20 58:8 61:4,22
 62:10,10,14,14 63:4 66:12,17

67:22 68:21 70:5,18 73:22
 74:3,6 75:6,8,11,13,15,16,18
 75:22,23 78:6,9,9,10 79:8
 80:8,13 81:15 83:4 85:7 86:7
 87:3,6,8 90:4,7,10,11
good 9:4 11:15 20:4 37:6 46:4
 47:13 50:22 52:21 85:16 90:16
government 7:12 25:15 83:16
grant 8:2
granted 30:5 66:21
grants 8:14
gray 73:3
great 55:4 74:11
green 13:19,22,24
Gridlocked 84:11
ground 5:23,24
group 18:18 28:19
grow 64:19,20
growth 21:2
guess 45:17 52:7 69:19 76:20
 90:8
Guinup 2:10 4:13
guys 74:19 75:16 79:20,24 82:9.

H

HAGEN 2:7
Hal 2:10 4:12
Half 74:3
hall 17:23
hand 13:16
handle 32:7,10 34:21 82:3
hang 19:23
happen 43:5 49:22 57:18 66:11
 67:11 74:7 83:21
happened 24:13
happening 24:10 47:24 69:5
 73:11
happens 43:14 47:25 53:6 73:20
 73:20 89:23
happily 62:20
hasn't 20:18 65:16
head 20:14
heading 72:3
health 57:13
hear 3:19 18:14 27:9,11 34:14
 41:24 42:3 54:13,13,16,18
 84:15 89:16
heard 19:14 52:8
hearing 1:7 3:20 8:16 9:2,19
 10:3,12,24 11:18 16:23 54:20

81:8 86:17 87:20,21 88:17 91:8	29:16,19 32:8 45:21 47:17 56:25 64:16 74:24 79:13 83:5 83:8,14
hearings 4:23 5:6,17 6:2 7:24 9:12 77:8 81:14	hydrogen 75:6,7,9,9,11
heavily 38:11	I
Heffian 76:6,7 77:12,14	I.D.A 2:13
height 26:15 44:22 45:24 61:5	I'd 89:17,18
heights 45:23	I'll 11:19 12:2 15:25 16:2 19:24 36:10 61:8 62:20 89:20 89:22 90:12
held 6:2	I'm 15:9 16:14 42:16 45:6 46:14 48:21 54:21 57:22 66:8,19 69:22 70:19 76:7 79:8,18,25 81:2 82:6 83:4 89:18 90:10,11
hell 75:18	I've 64:22 79:9
Hello 76:6	Il 11:7
help 3:7 4:7 64:18,19	I2 3:14 10:7,9,18,21 11:4 13:5 13:8,23,25 14:14,18 17:4 43:19 44:23 45:7 51:4 61:18 63:12,14 79:13 83:5
helpful 40:23	Idaho 64:15
Henry 21:25 24:11 42:13 43:7,10	idea 39:15 68:20 81:19,23 85:16
Henty 2:10 4:13 42:12	identified 24:9 38:2 41:15,16 49:25 52:25 60:13 71:17
hereof 91:5	identifies 26:8
hereto 91:5	identify 6:9 24:3 41:17
hereunto 91:9	immediate 3:25 29:16
hesitating 66:13	impact 12:24 15:11,14 18:22 19:11,24 22:12,22 32:14 36:25 38:6 43:25 44:2,25 46:14 49:24 61:12 75:2,25
hesitation 66:16	impacts 15:6 36:8,21 49:22 62:18
Hess 2:5 4:2 21:9,11,12 22:10 23:12 24:7,16,21 25:4,9,19,23 26:3,6,11,14,18,20,24 27:3,6 48:23 78:2,17,21,23 79:3,5 88:8,9	implementing 79:21
Hi 9:4 70:25 72:22 74:16 79:7	important 3:18 84:2
hide 35:10	importantly 49:22
high 1:8 19:9,11 67:14	improve 24:14 30:13 73:22
highest 57:10	improved 23:16 24:4,12 26:9
highly 36:9	improvement 30:9 49:11
highway 27:24 28:14,15 72:5,9	improvements 8:6 21:16,17,21,23 23:10,20 25:3,6,11 30:23 34:22 37:14,15,15 49:12,23 84:14 85:6
hired 23:6	include 33:18 45:13 46:21 52:16
hiring 44:6	included 12:16,19,22 45:14 48:15 71:4,14,21 72:17
history 59:24	including 14:5 35:19 46:22 85:25
hold 54:6,9,9	income 64:12
holding 83:14	
home 6:9 78:3 80:9	
homeowner 65:10 73:21	
homeowners 80:3,5	
homes 73:3,10,14 74:2,4,9 80:5	
hope 74:19 84:9	
hoping 76:10	
house 67:18	
household 64:14,17	
housekeeping 4:20	
houses 71:7 79:20 80:6	
housing 81:16 82:22	
hundred 12:13 13:3,6,7 15:12 16:16,25 17:2,3,5,8 20:15 25:2 27:14,20 28:2,4,9,21,25	

increase 35:21,25 57:6,7 73:23
 78:17,19
increased 14:21 35:19,23
independent 34:25
industrial 3:14 4:18 7:14,16,17
 7:20 10:4,7,9,15,18,21,25
 11:4,7,24 12:14 13:7,17 14:5
 28:18 29:18 30:5,8,17 35:18
 52:13 57:4,9 66:14,17,23 67:9
 71:24
industries 28:19
industry 32:7
information 9:10 62:20,22
informed 62:23 67:3,6
infrastructure 30:6,10,13 31:5
 33:12 34:19 35:8 40:2 52:9
 65:18
input 3:18,19 56:10
inserting 33:9
Inspections 73:11
instance 39:23
instructed 21:25
instruction 36:7 44:21
intended 14:13 19:6 28:12
intensive 39:7
intent 14:15 73:25
intention 20:3
interchange 37:12
interests 57:16 76:8
interpret 3:7
interpreter 42:3
intersection 24:11
intersections 23:11 25:7 26:8
Interstate 25:20
introduce 3:22
investment 20:19 54:24 83:11,23
investments 20:21
invite 21:7
involve 8:10 61:13,14
involved 15:22 59:3 84:23
issue 17:15 85:4
issues 6:18 8:25 70:9
it'd 52:14
it's 15:25 17:2,7 18:14 20:4
 25:2 28:13 45:21 61:4 64:16
 65:11 66:14,14,15,15 67:13
 70:18,20 71:15 72:18 75:20
 79:11 80:20 84:2,11 90:3,7
item 89:10
items 4:20 23:15 24:9 73:6 74:5

J

Jeanette 78:2
JEFF 2:14
Jill 2:7 3:23
Jim 2:11 4:15 64:7 69:13
job 7:18,21 21:2
jobs 32:15,17 35:6
Joe 2:4 4:2 5:16 9:2,5
joint 1:2 4:23
Jones 69:17
jump 16:7
June 1:7 59:12 89:13,25 90:13
 91:10

K

Karen 2:10 4:13
Katanas 12:5
keep 9:7 75:4
Kevin 2:6 4:3
key 86:7
kind 11:20 12:6 13:10 36:24
 39:15 48:2 57:17 58:23 59:23
 87:5,12
kinds 73:6 89:20
knew 49:18
know 3:10 9:5 19:15 20:24 26:21
 28:17,18,23 29:14,15 36:23
 39:24 41:23 42:17 49:20 52:13
 52:16 59:25 61:9 62:4,12 65:8
 66:19 67:24 68:25 71:13 74:3
 75:8,9 76:15,21 83:22 85:10
 85:14,16,19
knowledge 26:5
known 3:12 89:21
knows 85:5

L

labor 81:20,22 82:19
lady 75:12
laid 37:25 38:5
land 3:16 7:19 10:6,8,17,20
 11:3,6 12:20 13:6 17:8 22:18
 27:15,21,23,24 28:12,20,24
 29:3 39:22 42:23 56:3 57:8,8
 57:10,15,19,23 60:22 69:18
Landing 72:23
landowner 71:13
lands 14:3
landscaping 50:10

lane 22:2
large 3:16 14:6,9 30:7 44:21
 65:16,19 78:7
largest 59:24
late 12:10
Law 1:5
lawsuit 18:2
Lea 79:7
leads 61:10
left 3:25 57:2 59:19 60:2 73:6
 74:9 89:21
legal 17:23 87:2,12
let's 22:8
level 19:10,11 37:11 38:4,8,10
 38:10 50:14 73:23
life 15:5
light 13:19
lighter 13:24
lighting 50:10
limit 6:15
limitation 67:25
limited 80:13
line 13:15 31:5,12 33:22,23
 70:19 75:4 81:5
lines 33:6,7,10,10 70:16
list 71:5
listed 10:6,17 11:3 17:11,20
 64:15 71:7,9
listen 76:13
listening 66:9
literally 56:19
little 21:13,19 30:6 57:3,5
 58:24 65:23 72:7 76:25 89:18
live 64:7 65:22 66:7 67:18
 69:14 72:23
Liverpool 1:8,9
lives 20:13
living 73:21 81:16
local 1:5 37:10 81:25 82:6
located 10:9,20 11:6 23:9 31:16
location 8:5 12:2 20:4 22:25
 23:3 30:20 33:15 36:18 37:23
 39:21 60:16,17 61:17 76:16
locations 26:8 37:22 49:14
logical 26:11
look 16:2 22:18,23 24:22,23
 32:2 33:17 44:22 51:6,12
 53:16,24 54:22,23 55:21 65:24
 71:20 76:20 85:2
looked 18:24 22:14,16,19,25

25:24 35:6,7 38:12 44:5,6,6,9
 45:8 50:22,23 52:20,23,23
 65:14 81:3
looking 23:15,19 37:11,12 42:6
 46:14 59:17 73:24
lot 17:16 19:21 48:21 52:9 60:6
 60:7 75:19 81:13,23
lots 47:19 76:10,17
love 75:21
lower 13:12 51:23,25

M

ma'am 64:24 66:4 67:16,24 69:7
 69:7 70:24 72:20,20 74:14
 77:21,25 79:6 82:12 84:4
Madam 87:18
Magaro 4:4
Magaro-Dolan 2:5 34:9,12,13,18
 35:12
Magora 87:22
mailed 6:25
major 33:7 35:16 36:5
majority 63:11
making 9:10 40:22 45:24 73:24
 75:17
MALE 5:7,18 6:5 7:6 9:13,15,20
 20:5,11 29:9 32:22 33:2 34:7
 34:10,15,17 42:2 43:13 51:8
 51:10,15 52:3 54:4,7,10,12,14
 54:17 55:15 61:20 62:25 63:17
 64:3,6 66:6 67:7 78:25 81:11
 82:5,14 84:6,19 85:9 86:8,21
 86:25 87:18 88:15,22 89:5,7
 90:17
management 14:7 80:7
manner 77:10
manufacture 39:14
manufacturing 39:5 53:7
map 13:9,10,13 15:17 64:8
maps 12:2
MARK 2:14
market 50:3 56:4 83:15
master 36:10 71:20
material 53:10
materials 36:19 79:22
math 16:14 17:2
matter 29:23
mattresses 73:5
maximum 15:18
McClain 1:18 91:3,12

McMahon 2:11 4:14
Meaker 2:6 4:3 35:13,14,15
 36:22 38:15 55:10,11,12,17,25
 56:21 63:7,8,9,15,19 87:24,25
 88:23,24
mean 22:20 35:7 42:14 59:22
 65:10 84:8 85:12
meanders 69:17
meaning 31:22
means 54:24
mechanisms 36:17
median 64:12
meet 31:23 58:2
meeting 1:2 3:2,4,20 5:6,17
 6:20 9:7 63:5 88:21,25 89:13
 89:14,24 90:2,13,18
meetings 81:12 83:23
Member 2:4,5,5,6,6,10,10,11,11
 2:12
members 6:12 11:18 16:4 21:7
 34:6 60:11 81:16,17
mentioned 21:14 76:21
mentioning 75:4
mentions 34:19
method 20:24
Michelle 2:9 4:13
Micro 64:15 79:14
Micron 4:19 19:10,14 20:3 24:4
 24:25 38:5 39:11,23 40:2
 44:24 59:21 60:14 61:5,13
 63:18 65:9 66:10 68:7 79:15
 81:14 82:16,18,25 83:22 84:12
 84:16,22 85:4 87:7 90:3
microphone 16:23 20:8 55:16
 63:23
microphones 6:6,8
million 20:19 25:2 74:21,21
mind 28:20
minimize 36:8
minimizes 15:18
minimum 59:18
minus 27:14
minutes 1:7 6:16 8:12 63:25
 85:19
miserably 87:9
missing 4:12
Mitchell 1:11 2:8 4:7,9,10
 53:17,21,23,24 54:3,21 59:6
 89:10
mitigate 36:3

mitigates 15:18
mitigating 36:21
mitigation 85:21,24 86:6
mix 14:4
mixed-use 51:18
modifications 25:20
moment 12:3 28:12
months 59:13,18
motion 5:15,22 7:9 9:21 86:14
 86:15,19 87:16,19 88:14,20,24
 89:3 90:10,12
Motion's 9:24
move 5:3,24 9:17 24:14 47:23
 50:2,24 51:2 74:7,8 76:23
 82:4 86:16
moved 90:13
moving 55:3,21,22 81:22 90:9
muffled 54:18
multiple 23:4 77:18

N

name 4:9 5:15 63:24 64:7 67:17
 69:13 71:2 72:22 74:16 76:6
 77:23 78:2 79:19 80:2 81:11
 86:24 91:10
name's 80:18
national 38:7
near 27:20 28:20,20,24
nearly 31:7
necessarily 40:18
need 5:8,23 8:3,23 12:21 23:10
 24:9,14 26:9 30:12,16,24
 31:10 32:4 35:9 37:19,25
 47:15,23 48:18 49:25 53:2,3
 58:6,7 69:22 77:8 79:24 82:19
 83:13 85:11,23 88:19 90:9
needed 23:15 30:21 64:21 80:14
needs 4:21 23:24 24:4 31:3 32:2
 32:5 44:17 49:22 53:5 55:8
 82:18
negative 83:21
never 19:13
new 1:5,9 7:2 20:12,16 21:4,21
 21:24 24:5,9,19 25:3 33:6,7
 33:10 43:3 46:21 50:14 70:2,6
 73:10 78:5 91:2
newspaper 19:15 29:2
nice 52:14 65:23
nine 13:4 78:12
nitrous 75:10

noise 8:7 35:18,21 36:4,8 50:10
 71:5
non 46:21
non-binding 7:22
Non-site 51:24
nonsense 75:15
normalize 79:2,3
normally 73:20
north 42:7 69:15,18 71:4 73:3
 75:14
north/south 13:14
northbound 22:2
northeast 22:3
noted 37:18
notes 3:25
notice 71:8,10
notoriously 39:7
number 19:24 20:13 23:3 46:4,10
 89:11
numbers 50:8 71:5,20
numerous 14:19 17:25 56:16
 65:15 83:6,7
nuts 74:17

O

O.C.I.D.A 3:14 4:18 7:14 8:12
 8:16 10:10,21 11:8,22 12:7,9
 12:14,19 14:9 15:9 17:5,10,14
 18:4 19:24 21:20 22:16,17
 23:6 25:14 27:15,21,24 30:8
 37:8 44:10,11 54:25 72:3 73:8
 74:5
obtain 17:18 30:21 38:21
obtained 31:12
obviously 31:14,25 36:15,20
 49:10 60:12 73:10 74:2 76:15
 76:19,22
October 59:10
October-ish 59:9
office 14:5
offsite 25:3 70:3,7
Oh 5:11 31:19
okay 4:9,16 9:17 10:2 16:24
 20:10 21:18 24:7,21 25:4,19
 25:23 26:13,20 27:3 29:5 30:4
 34:4,14 44:8 48:4 58:17 68:6
 70:13 73:16 76:5
old 71:12
on-site 35:2
once 25:13 37:4 55:2 66:20

68:18 76:23,25 89:25
ones 72:14
Onondaga 4:17 7:13 10:4,14,24
 11:17 12:8 14:23 33:16 34:20
 69:3
onsite 31:16
open 8:15 9:12,18 10:12 16:4
 61:22 65:25
operating 74:20
opinion 49:15 87:3
opportunities 50:3 56:17 60:24
 62:11 68:18
opportunity 9:8 55:19 62:12,17
 66:22,25 68:8 74:10
oppose 87:6
opposed 5:22 7:9 9:24 13:8
 81:21
option 17:11
orange 72:9,14
order 4:22 22:17 60:18
orderly 9:7 77:10
original 14:20 15:12 43:19
 44:23
OSIDA 57:12 60:22
outlined 13:25 14:16,16
outlines 13:10
outside 37:9 44:20 51:24
outsider 81:21
overall 18:19 36:12 38:14 49:24
overflow 65:17
overlay 13:20
owned 83:9
owner 64:9 76:15
owners 7:11 76:8
ownership 18:4
owns 17:14 27:21,24 60:22
oxide 75:10

P

P.D.E 50:23
P.E.D 50:20 51:17,24 52:2
p.m 1:8 3:2 90:18
package 24:24
page 21:16 38:25 91:5
pages 91:7
paid 55:2
Palumbo 2:11 4:15 52:5,6,7
paper 20:19
papers 39:7
paragraph 36:3

Exhibit F

Planning Board Meeting Minutes of June 14th, 2023

UNAPPROVED

The Regular Meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 14th of June 2023. The meeting was called to order by Chairman Mitchell at 7:30 PM. All joined in the Pledge of Allegiance and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Michelle Borton	Deputy Chair
	Karen Guinup	Member
	Hal Henty	Member
	Al McMahon	Member
	Jim Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineering

A motion was made by Hal Henty seconded by Karen Guinup granting approval of the minutes from the May 24, 2023 Regular Meeting.

Motion Carried 6-1 (Scott Soyster abstained due to absence)

A motion was made by Jim Palumbo seconded by Al McMahon granting approval of the minutes from the June 7, 2023 Special Joint Meeting.

Motion Carried 6-1 (Scott Soyster abstained due to absence)

Russ Mitchell announced Case #2023-016 - **Onondaga County Industrial Development Agency/White Pine Commerce Park** – (5) White Pine Commerce Park – Zone Change Referral is inadvertently listed on the agenda as an open public hearing, however, this hearing was closed at the June 7, 2023 Special Joint Meeting and will be heard (today) under closed hearings.

Public Hearings (New Business):

*Case #2023-026 – **Equipment Share (3)** – SEC Dey Road and Edgecomb Drive – Special Permit. Zachary Belding spoke on behalf of the applicant noting he is seeking a Special Permit to allow for an outdoor storage area. Russ Mitchell asked what he plans to do there and Zachary said they rent heavy equipment to contractors such as manlifts, forklifts and other industrial equipment. Russ asked how the company attains business and Zachary said they have a storefront, but most people call to place an order, pick it up and leave. Russ pointed out the submitted concept plan is not acceptable and a site plan is needed showing all of the property, lighting, landscaping, photometrics, cut sheets, etc. Russ noted a question raised at a recent Town Board meeting regarding this project and if they'll be applying for a PILOT (payment in lieu of taxes) and Zachary said, no.

parcel 3:16 71:6 79:15
parcels 11:24,25 12:4,25 47:6
 48:14,17
park 3:12,15 7:17,17,20,20 10:5
 10:11,16,22 11:2,9,23 12:6,10
 12:11 13:2,4 14:4,4,10,12,13
 14:15,18 15:5,13,16 16:13,15
 18:25 22:18 30:3,8 35:22 56:4
 60:13,23 66:14,17 67:9 89:12
parking 8:5
part 12:18 13:3 15:22 17:4 20:2
 22:15 23:21 24:23 27:4 28:5,6
 34:3 39:24 40:19 43:6 44:23
 47:8 48:13,17 49:12 56:12
 63:25 66:18 68:22 71:16,16
 72:18 79:13 80:4 84:2,23,24
participation 90:16
particular 37:21 67:10
parts 13:11 71:4 82:18
party 72:16
passed 21:4
pay 21:19 22:4
paycheck 78:4,5,12
paying 21:20 22:4
people 16:2 59:25 62:4,7 65:6,9
 65:11,22 73:4 75:21 78:9,11
 80:7 84:16 86:6 87:7 89:21
percent 57:2,5,5 74:18 78:12,19
perception 65:25
period 50:10 55:24 82:20 83:24
permissible 68:15
person 4:12 74:6
perspective 30:15
pertains 43:19 44:23 46:5
petition 7:12 11:21,23 12:22
 13:25 14:22 15:3,25 26:17
 28:6 46:8,12 52:20 69:4 83:20
PETROVICH 2:13
phase 47:22,23,24,25,25 48:15
 48:16,17,19,23
phases 80:10
phone 19:23
phonetic 12:5 20:23 39:12 72:25
 78:3
photo 42:6
photograph 13:21
picture 71:18
piece 29:3
Pine 10:5,10,15,22,25 11:9
 16:15

Pines 3:12,15 7:16 11:22 12:6
 12:10,11 13:2 14:3 15:5 16:13
 28:20 30:2 89:12
place 36:7,11 48:6 66:9 91:4
placed 22:15
places 3:5 73:4
plan 7:24 8:4,11,13,15 14:22,23
 31:17 36:3,10 51:17,20 53:13
 53:25 56:18 65:2 68:14,17
 73:6 75:5 77:5,5 90:5,7
planning 1:1,2,4,11 2:1,8,14
 3:1,19 4:1,5,10 5:1 6:1 7:1
 7:21 8:1,18 9:1 10:1 11:1,11
 12:1 13:1 14:1,24 15:1,21
 16:1 17:1 18:1 19:1 20:1 21:1
 22:1 23:1 24:1 25:1 26:1 27:1
 27:4 28:1,3,8,8 29:1 30:1
 31:1 32:1 33:1 34:1 35:1 36:1
 36:19 37:1 38:1 39:1 40:1
 41:1,4,24 42:1 43:1 44:1 45:1
 46:1 47:1 48:1 49:1 50:1 51:1
 52:1,4 53:1,20 54:1 55:1,6,20
 56:1,14 57:1 58:1 59:1 60:1
 61:1 62:1 63:1 64:1 65:1 66:1
 67:1,11 68:1 69:1 70:1 71:1
 72:1 73:1 74:1 75:1 76:1 77:1
 77:6,7 78:1 79:1,9,20 80:1
 81:1,5 82:1 83:1 84:1 85:1,20
 86:1 87:1 88:1 89:1,8,13 90:1
 91:1
plans 29:16 30:9 31:20,21 50:24
 55:21 71:17 73:2,16 76:23
 80:21 81:3
plant 74:18
play 15:2
please 3:8 6:17 8:10 34:11 41:7
 63:23 66:19 87:19
PLEASKACH 38:17
Pleskach 2:4 4:2,25 5:2,3,11,14
 38:18,19,23 40:7,16 58:20,21
 58:22 59:17 60:5 61:21 86:16
 88:10,11,14,17
plug 39:10
plus 16:18 27:13 83:19
podium 6:3,4
point 17:3,5,6 30:22,22 31:14
 31:15 47:18 61:6 67:9 74:18
 78:12
policy 38:7 67:23
poll 87:19

portion 13:13 45:7,8 46:6 47:5
 60:14
portions 69:17
position 56:5
positive 15:5
possibility 31:4
possible 9:10 35:20 40:9 81:25
Post 81:18
potential 8:7 20:14 30:21 49:21
potentially 39:13 80:11
practical 15:18
precise 39:9
present 2:13 57:17 87:14
presentation 8:19 11:20 19:14
 89:16
presented 50:16 60:25 87:4
President 61:24
pretty 39:14 79:10 84:11
prior 6:9 40:22 49:13 50:24
private 69:18
probably 8:13 35:8 41:12 47:19
 62:6,13 68:13
problems 32:20
procedure 89:23
proceed 42:23 44:11,12
proceeding 14:2
proceedings 7:25 90:15 91:7
proceeds 77:9
process 8:4,13 12:8,9,16 14:10
 15:10,13,23 19:4 20:2 22:9,12
 22:16,22 23:13,18,22 25:12
 27:5 28:6 32:14 33:15 34:3
 37:7 38:7 39:25 41:16 47:21
 50:4 55:14,18 56:8,10,12,15
 56:20 58:25 59:3 61:11,11,12
 61:15 62:15 68:14,23 69:2
 73:12 74:2,3 77:16,18 84:2,2
products 53:7
program 35:2
progress 12:20 85:24
project 3:17 8:17,19 18:20 19:2
 19:4,10 20:14,18,20 22:14,24
 23:16,24 24:2,3,5,18 25:17
 32:13 33:10 36:5 38:13 39:20
 49:20 52:20 55:4 56:13,18,19
 59:11,21,24 61:25 62:6 64:10
 66:18 67:11,22 69:4,25 70:4,5
 79:10,23 81:20 82:21,22 84:20
 85:5,22,25 86:7
projected 21:2

projects 24:13 44:6 51:19,22
 56:8 79:23 82:22
proof 57:18 58:3
proper 60:20
properties 7:15 14:11 15:2,3
 17:11,19 18:5 48:11 71:13
 72:5,12
property 3:11 4:19 7:11,13 12:4
 18:4 23:9 27:14 30:21 38:21
 48:11 60:12 66:13 69:14,19
 70:2,5,17,19 71:22,25 72:2,4
 72:24 90:4
proposal 19:20 26:17 78:7,9,14
proposed 1:5 3:14 6:2 7:23 8:11
 13:24 26:15 34:21 44:21 46:8
 46:12,21 56:13 57:13 69:15
 71:3
proposes 10:10,22 11:8
prospective 68:3
protection 68:23
prove 18:4
provide 8:17 19:25 36:19 40:20
 62:16,20 80:22
provided 17:23 62:11,12
provision 12:7 60:23
public 3:17 5:6,17 6:2 8:16,20
 9:12,18 10:3,12,23 14:15,18
 16:5 17:17 39:6 40:24 51:17
 55:7,13,17 56:9 58:23 59:9
 61:14,22 63:11,22 64:5 66:2
 71:5,7,10 76:25 77:8 79:16
 81:14 86:11,17 88:17
purchased 7:14
purpose 5:5,16 14:3,11
purposes 14:15 31:15 36:11
 80:13
pursuant 11:12
push 78:9 82:4
pushed 44:13
put 19:25 24:24 28:18 34:2 36:7
 36:10 54:25 67:12 68:15 83:11
 89:14 90:6
putting 56:5 58:8

Q

quality 35:18 36:4
quarters 81:16
question 18:16 19:7,9 20:25
 21:22 24:23 27:14 35:4 37:7
 38:24 39:4 43:8 44:19 47:14

48:25 49:6 50:22 52:8,21 64:5
 64:7 68:6 69:12,16,19 70:14
 71:2 72:2,25 76:12,21 80:3,19
 82:10,11 83:3,25 84:5
questioning 69:23
questions 6:14,20,23 8:18,21
 16:3,5,9 18:17 21:8,13 34:19
 38:20 40:18,21 41:2,3 42:11
 43:23 46:15,16 48:21 52:4
 53:19 55:6 57:21 60:7 64:2,3
 64:4 66:10,22 67:2,2,5 74:25
 76:18 77:3,9 79:18 84:8,13
 86:11,20 89:4
quick 38:20 89:22
quite 25:14,21 28:18 61:2 82:16
quote 57:11
quoted 59:25

R

R-100 11:5
R-15 10:5,16 11:2
R100 72:11
R15 13:19
R2 13:8
RA 13:18 14:12
RA-100 10:8,19
raceway 80:20
rail 35:20
railroad 30:25
rain 65:17
ramp 37:15
ranch 73:3
rarity 16:10
rate 75:15
reach 53:13
read 36:2 57:24
reading 21:14
ready 74:20
real 7:11 89:22
reality 14:19 15:7
really 24:17 39:20 47:15 66:9
 71:2 76:10 85:14
reason 44:19 75:20
reasons 83:17
received 21:15
receiving 79:17
recess 78:15
recognize 69:10,11 85:23 86:12
recognized 21:8 55:9
recommendation 7:22 10:13 11:12

89:9
record 63:25 91:7
recycling 35:2
red 13:16
reference 49:9
referral 10:13 89:24
referrals 89:12
refers 11:10
reform 82:8
refrain 6:17
regard 6:2 11:22 19:22 24:19
 30:2 36:13,16 52:10,16
regarding 9:11 10:14 20:17
 81:19 82:8
regards 24:25
regional 20:24 79:9,9
regulatory 73:15
related 17:17,18
relationship 4:14
relatively 33:12
remain 69:24 80:12
remind 63:22
reminder 89:11
removal 73:25 74:3
remove 74:5
removed 80:15
removing 73:13
render 89:9
repeat 20:9 28:22 54:19
repeatedly 83:10
repeating 6:18
report 19:5 20:2 23:19,23 26:7
 34:19 37:13,18
reported 1:18 91:4
Reporter 91:12
representation 12:7
representative 50:25 86:5
representatives 4:17 19:17
 58:25
representing 76:7
request 11:11 13:5,24 15:4,24
 29:18,25 36:18 39:22 44:12,15
 47:18 61:17 62:2 72:18 81:6,9
requested 6:12 13:21 43:3 62:19
requesting 22:3
requests 42:24 44:17
require 35:10 70:11
required 17:15 22:15 40:6 49:12
 53:16 70:6
requirements 49:24 58:3 73:15

requires 70:2 83:15,16
rescind 5:9
research 14:6 74:17
residential 3:13,13 7:14 10:6,8
 10:17,20 11:3,6 71:23 72:11
residents 9:8 59:2 68:8
residents' 8:9
resolution 4:24 5:4,25 9:14,18
 11:10 88:20
resource 75:22
respect 6:16
responder 53:12
responders 52:11,22 53:4,8
response 52:24 54:23 58:15
 65:20
responsibility 62:5,8
rest 67:23
rests 62:8
result 12:24 35:19 38:12
resulting 35:24
retained 73:8
reuse 79:23
revenue 14:21
review 12:17,17,23 15:23 22:21
 22:24 24:2,3 30:18 31:23,24
 31:25 32:4,14 35:5 37:8 38:4
 38:9,11,24 39:18 42:20,22
 43:2,4 44:4,5,10,16 46:25
 49:24 50:5,15 52:10,22,23
 53:13,14,15 56:9,10,12,14
 60:4 61:11 73:9 77:6,15,17,20
 83:7
reviewed 38:2 50:13
revise 5:15
rezone 13:25 61:17
right 3:5,7 4:3,12 7:11 9:11,15
 9:16 12:18 13:14,16 16:7,7
 17:9 19:20,21 20:17,18 23:19
 28:7 29:15,22 32:10,21 33:4,5
 39:8,25 40:16 41:3 42:6 44:18
 44:20 45:3,5 46:14,15 47:16
 47:25 49:17 51:23 52:14 55:25
 56:4 57:3 63:16,18,21 64:13
 69:5 71:12,18 75:7 80:19 82:5
 86:11
right-hand 51:23,25
rigorous 8:4
rising 78:13,13
river 74:23
road 1:8 12:4,5,5 21:20 25:8,11

27:22 30:24 31:2 33:24 37:3
 49:11,12,23 51:7,11,14 61:3
 65:13 69:6,14 72:25 76:17
 79:20 80:19,20,23,25 81:8,10
 85:12,14,16 86:2,3
roads 31:14 49:2 85:25
roadways 23:11 25:7
ROBERT 2:15
robust 19:5 22:21 23:23 42:20
role 20:23 60:15,15
roles 14:13
room 76:10
roughly 17:7 59:12 63:13 64:13
route 7:2 12:3 13:13 21:25
 27:22 37:2,2,11,13,16,20,23
 71:12,22 72:6,24 76:9,17,18
 80:21 84:9,16,21 85:10,13
 89:12
routes 84:17
row 3:6,24
RPs 68:15
rule 67:20,22
rules 5:23,24,25 8:21
run 18:24
running 48:24
runoff 70:7
runs 13:14 30:14 33:24
rush 81:17
Russ 1:11 2:8 4:7,7,9
Ryan 2:4 4:2

S

safety 57:13
salaries 21:2
salvage 79:22
salvaging 80:11
saw 15:14 78:18
saying 32:6 49:6 60:21 70:20
 87:9
says 39:3 44:20 46:9
scale 14:7,9
scales 14:6
schedule 65:4
school 1:8 78:20
schools 65:19 82:6
SCOTT 2:12
screening 8:7
scrutiny 62:14
second 3:6 5:7,18,19 7:3,5,6
 9:20,21 38:23 47:22,24,25

70:13 86:18,19 87:17 89:2,3
secret 22:17
section 11:12 21:16
sections 25:11
security 24:20 83:17
see 6:8 13:12 23:8 25:20 37:13
 58:3 72:8,8,10 80:9 82:6
 85:15
seeks 6:11
sell 74:10
Semiconductors 4:20
sense 26:12
sent 62:19
separate 17:24
September 59:10
SEQRA 35:17
serious 75:17
service 33:18 68:25 73:9
services 33:19 73:9,23
session 89:8
set 17:15 83:23
seven 23:4 46:4 74:18
seventy 75:17
seventy-three 47:6
sewage 31:17 65:15
sewer 31:13,15 33:6,6,10,15,22
 33:23,25 34:2 65:12,13,21
 81:5
shade 13:24
Shan 72:22
shares 85:20
shed 67:13
sheet 15:13 62:17
sheriff's 81:7
shifts 23:4
short 11:19 80:20
show 53:9 70:7
showed 89:17
shows 37:14
shy 17:7
side 13:16 40:2,2 60:4 61:4
 82:20
signed 23:14
significant 15:4,19 21:3 37:9
 57:9
simply 61:17
single 33:18
sir 64:23 66:5,20 67:16 69:10
 69:11 70:24 74:14 76:3,4,5
 77:4,21 80:17 81:6,10,10

82:12 84:4 85:18 86:10
sit 73:17
site 7:24 8:4,11,13 11:25 16:12
 20:4,20 22:15 23:9 26:2 29:3
 30:15,16 31:2,5,25 32:8 34:2
 34:25 36:18 41:10,10,14,15,18
 42:6,7,21,25,25 50:3,4,15,18
 51:4,24 52:22,24 53:9,12,13
 53:25 54:25 56:18 61:13 77:5
 77:5 80:12 83:4,7,10,19 90:5
 90:6
site- 8:4
sits 73:3
six 21:16 28:2,4,9
sixty 45:21
sixty- 16:19
sixty-four 12:25
sixty-one 16:18 17:6
size 16:12 23:9 35:7 76:9
skills 35:11
slide 51:23
small 11:20 14:6 47:19
socio- 15:15
solid 34:20
somebody 39:4 73:13
somebody's 82:10
someone's 82:11
soon 64:25
sorry 16:22 20:8 29:8 34:9,10
 54:21 75:21 76:3 79:19
sound 80:8
south 27:21 71:15,22 72:9
southeast 64:8 71:6
SOYSTER 2:12
space 14:5
spaces 32:3
spanning 30:14
speak 6:3,17 9:9 30:5 86:23
speaker 5:7,18 6:5,16 7:4,6
 9:13,15,20 20:5,11 29:9 32:22
 33:2 34:7,10,15,17 42:2 43:11
 43:13,15,18,21 44:8,14,18
 45:3,6,12,16,20,25 46:3,9,13
 46:20 47:2,4,9,11 48:4,8,13
 48:20 49:7,17 50:17 51:5,8,10
 51:15 52:3 54:4,7,10,12,14,17
 55:15 61:20 62:25 63:17 64:3
 64:6,25 65:5 66:6 67:7 70:25
 71:19 72:13 77:23 78:25 81:11
 82:5,13,14,24 84:6,19 85:9

86:8,21,25 87:18 88:15,22
 89:2,5,7 90:17
speakers 6:3,10,15,17 8:21
 63:22
speaking 6:10 11:13 33:12 86:5
special 1:2 88:20,25 89:13
specific 8:5,10 23:23,24 24:2,3
 24:4,13 25:12,17 26:23 29:25
 31:3,25 32:2,5 34:25 35:3
 36:6,9 37:19 38:12 39:20
 40:21 42:20 43:2 44:5,16 50:5
 50:13,15 52:22 53:5,10,12,15
 56:13,18 61:13 62:19 85:3,4
specifically 24:25 44:16 62:17
 77:15 84:25 85:22
specifics 19:5 42:24 50:8 61:2
 61:3 66:10
speculative 61:9
speed 75:7
spelling 12:5 20:23 39:12 72:25
 78:3
spoke 84:14
spot 66:15
spread 66:15
springtime 69:22
staff 4:8
stage 36:24
stand 75:18 87:3
standard 26:5 81:18
standpoint 22:20 41:18
start 3:4 19:4 21:24 73:11,13
 75:6 76:23
started 4:21 33:17 49:2,10,14
 68:14
starts 37:5
stat 45:24
state 6:9 7:2 12:16 19:25 20:12
 20:16 21:21 24:25 25:3 37:4
 37:10,11,11 38:8,10 41:10
 44:19 49:15 50:14,14 63:23
 66:7 70:2,6 73:10,14 78:5
 84:12,17,21,23,23,24,25 85:2
 85:5,5 91:2
State-owned 37:3
stated 69:16 91:5
statement 12:24 15:11,14,15
 18:22 22:12,22 38:25 39:10
 40:8,10,12 43:16,25 44:3 45:9
 45:18 46:6,14 53:22 61:12
states 12:25 20:2 61:24 62:8
station 30:25 31:6
status 22:3
statutory 58:3
stay 89:8
stayed 89:20
Stebella 80:18,19
step 15:4,18 22:8 44:21 56:2,4
 56:7,19,20 58:25
Sterns 72:24
Steve 80:18
stop 16:2
street 30:24 31:13
stressed 76:11
strictly 8:8
strike 29:15
structures 46:5,7,10,11,21,22
 80:11,14
studied 20:17 25:17
studies 41:8 59:14
study 24:5 26:10 76:22 77:2
stuff 24:10 59:14
subdivision 48:2
subject 18:5 77:5
submission 6:22
submit 6:19 8:3
submits 57:12
submitted 11:21 19:3,22 77:5
subscribed 91:10
subsequent 15:6 57:14
substation 30:23
subtle 79:12
success 86:7
suggestion 51:6
summer 74:7
supervisor 1:10 2:3,4 3:25 4:25
 5:4,14,15 9:6 21:9 27:7 38:17
 58:20 69:11 86:12 88:4,16
supplement 15:10
supplemental 22:13 56:14
support 14:13 52:17 65:18 87:5
supported 68:3
supposed 57:20
Supreme 41:13
sure 17:21 22:5,7 41:13 53:14
 54:21 59:3 62:6 68:12 73:24
 77:9 79:19 85:20
surrounding 14:25 52:17
survey 81:4
sworn 71:21
Syracuse 64:12

system 34:20,21,22 40:5 65:16

T

T.B.D 39:3,9

T.B.D.s 59:7 60:6

table 77:3

take 3:6,8 4:24 22:8 51:6,12,12
80:4 87:8 90:10,12

takes 20:25 49:10

talk 42:4 54:22 79:8

talked 30:12 48:25 68:7

talking 24:11 28:25 29:17,19

43:22 45:7 50:18 65:6,9 78:22

talks 23:25 30:24

Tammy 72:22

tap 68:8

tasks 4:22

tax 14:21 64:19 71:20 75:15,24
78:19

taxes 78:6,11

Tearesa 67:17

tearing 33:9

techniques 79:21

tell 41:7,21 54:5 57:19 58:7

61:4 68:3 89:22

ten 56:20 58:25 67:13 74:21

tenant 59:10

terms 18:25 19:23 35:2 36:8

68:23,25

Territo 2:14 18:8,10

testing 68:12

Texas 75:14

thank 3:9 4:15 5:23 11:15,17,18

16:6,6 18:7,12 19:7 21:6

22:10 26:12 27:6 34:4 35:12

35:15 36:22 38:15,19 40:16,25

42:9 54:3 55:5,12 56:21 58:18

58:18,19 61:19,20,21 62:21

63:6,9,20,21 64:23 66:4 67:16

70:24 72:20 74:11,14 75:10

76:4 77:12,21,25 79:5 80:16

82:12 83:3 84:4,7 86:9,10

89:17,20 90:13,14,15,17

Thanks 66:6

that's 12:13 15:23 30:23 33:16

35:3,5 36:10 37:6 45:8 46:2

47:13 52:21 64:21 65:17,25

66:19 67:12,14 68:22 69:4,25

72:16,17 73:10,22 75:11,18

82:21 83:5,16 84:9 87:3 90:8

90:8

theirs 75:24

there's 12:11 19:20,20 26:16

29:2,25 37:8 38:10 40:4 41:9

47:6,22 72:6 73:4,5,16 74:2

76:10,19 80:3 81:18 83:16

84:12 85:11

they're 15:22 18:2 60:20,21

65:24 66:12 75:6,13,15 79:17

80:7,8,13 81:3

thing 33:6 37:18 53:6 69:19

72:10 74:17 87:11 90:7,10

things 16:11 22:23 33:21 50:11

50:12 54:11 68:3 76:15 80:6

think 25:2 40:22 45:24 49:3,8

52:14 58:22 59:15 61:3 70:22

79:10,14 86:22 87:2,8,13,13

thinking 42:16

third 60:12 63:13,15

thirds 65:6

thirsty 76:11

thirteen 39:2

thirty 13:4 46:10,23 67:19

thirty-nine 12:13 15:12 16:16

17:3 83:5,8,14

thoroughly 65:24

thought 52:15 65:7

thousand 23:2 26:2 32:15,17

35:6 37:17 44:7 45:10 64:13

64:17 65:9,10

three 12:12 13:6 15:12 16:15

17:3 54:11 56:7 83:5,8,14

three-ring 18:2

thrive 64:20

ties 44:25

time 6:15 18:24 23:17 25:16

31:23 35:25 40:14 42:14 49:10

54:22 58:6,7 61:9 65:15 66:11

69:7,21 76:3,4 82:20 83:9,24

91:4

timeframe 47:12,14

timeline 32:2 50:9

timelines 36:16

times 37:22 43:24 77:18

today 15:24 70:4,9

told 67:19

tonight 3:10 4:11,17 29:17,20

57:4 58:2 87:4 89:17

top 17:22 20:13 21:24

topics 6:18

total 39:2
touched 15:8
tough 84:7
tower 42:8 74:22
town 1:1,1,2,2,4,4,10 2:1,1,3,7
 2:15 3:1,1,10,18 4:1,1 5:1,1
 5:4 6:1,1,25 7:1,1,2,18,21,22
 8:1,1,2,14,17 9:1,1,6 10:1,1
 10:14 11:1,1,11,13,17 12:1,1
 13:1,1 14:1,1,17 15:1,1,7,20
 15:20,20,21 16:1,1 17:1,1,23
 18:1,1 19:1,1 20:1,1 21:1,1,7
 22:1,1,16 23:1,1 24:1,1 25:1
 25:1 26:1,1 27:1,1,15 28:1,1
 29:1,1 30:1,1 31:1,1,7 32:1,1
 33:1,1 34:1,1 35:1,1 36:1,1
 36:12,15,20,25 37:1,1,12,14
 37:23 38:1,1 39:1,1 40:1,1
 41:1,1,3 42:1,1 43:1,1 44:1,1
 45:1,1 46:1,1 47:1,1,18 48:1
 48:1 49:1,1 50:1,1,25 51:1,1
 51:18 52:1,1 53:1,1,18 54:1,1
 55:1,1,8 56:1,1 57:1,1,14,16
 58:1,1 59:1,1,2,11 60:1,1
 61:1,1,14,16 62:1,1,5 63:1,1
 64:1,1,9,11 65:1,1,12,23 66:1
 66:1,21 67:1,1,20 68:1,1 69:1
 69:1 70:1,1 71:1,1 72:1,1
 73:1,1 74:1,1,8 75:1,1 76:1,1
 77:1,1 78:1,1,4,7,14,18,18
 79:1,1,16 80:1,1 81:1,1,12,15
 81:20,21 82:1,1 83:1,1 84:1,1
 85:1,1 86:1,1,6 87:1,1 88:1,1
 89:1,1,13,24 90:1,1,8 91:1,1
Town's 18:8 40:25
town's 14:24 60:15
townclerk@townofclay.org 6:24
 6:25
township 85:8
toxic 74:22
tracks 31:2
traffic 8:6 18:18,18,19,23 19:5
 21:14,17 23:3,6,8,18,23 24:3
 24:5 25:16 35:19 36:13,23,24
 37:13,18 38:12 43:23 49:4,23
 52:9 59:14 76:24 82:7 84:8,10
 84:14 85:4,21,24 86:6
traffic-related 25:6
training 53:8
transcript 40:19

transcription 91:6
transformation 15:6
traveling 76:13
treatment 31:17 35:24 65:15
 68:14
tremendous 52:12 57:6,7 59:22
 82:19,23
tried 63:10 71:19
trouble 16:23 33:5 54:20
trucks 35:20 37:21
true 69:17 91:7
try 67:3 79:22
trying 33:8 54:22 59:7
turn 9:2 22:2 47:19 49:16 58:23
twelve 16:24 17:2,8 27:14,20
 28:21,24 29:16,19 32:8
twenty 12:9 20:15 68:15 74:20
 82:16 83:24
twenty-four 23:4
two 6:15 7:16 11:24 12:4,14
 13:17 17:7 18:17 19:19 25:2
 38:20 39:12 41:8 47:20 56:4
 56:20 59:18 63:25 65:6 68:13
 74:18,24 78:12 80:10 85:18
type 22:24 23:4 24:19 30:9
 36:21 49:20 83:12
types 68:21
typewritten 91:6
typically 36:9 60:19

 U

Uh-huh 23:12
Ulatowski 1:10 2:3 3:3 4:16 5:2
 5:5,8,12,19,22 6:7 7:7,9 9:21
 9:24 69:11 86:13,14,19,23
 88:4,5
ultimate 35:3 39:18 47:15
ultimately 23:21,25 25:7 38:3
 42:25 49:15,16 50:16 57:23
 85:4
un 55:13
underlying 15:17
understand 3:17 4:8 8:11 19:15
 19:18 52:15 54:15 55:13,18
 60:9,10,19 66:11,16 76:14
 82:2 89:8
understanding 79:11 81:24
undertaken 22:13 33:16 85:7
UNIDENTIFIED 5:7,18 6:5 7:4,6
 9:13,15,20 20:5,11 29:9 32:22

33:2 34:7,10,15,17 42:2 43:11
 43:13,15,18,21 44:8,14,18
 45:3,6,12,16,20,25 46:3,9,13
 46:20 47:2,4,9,11 48:4,8,13
 48:20 49:7,17 50:17 51:5,8,10
 51:15 52:3 54:4,7,10,12,14,17
 55:15 61:20 62:25 63:17 64:3
 64:6,25 65:5 66:6 67:7 70:25
 71:19 72:13 77:23 78:25 81:11
 82:5,13,14,24 84:6,19 85:9
 86:8,21,25 87:18 88:15,22
 89:2,5,7 90:17

unilateral 38:6

unintelligible 4:11 6:6 9:14
 11:18,19,25 12:12,15,18,21,23
 13:5

unintelligible) r 6:13

uninterrupted 9:9

unit 65:7

United 61:24 62:7

universal 15:10

unknown 35:25

unrelated 69:3,4

update 42:14,15

updated 42:15,17

ups 19:23

upwards 32:6

urge 65:23

usage 39:2,16,19 40:10

use 7:19,23 14:5 20:7 22:19
 28:11,14 34:25 35:3,4,18,20
 35:23 42:21 55:15 57:8,10,20
 57:23 61:8 66:24 75:2,22
 76:19 80:10 84:15

user 4:19 19:3 39:18,19

uses 7:13 14:13,15

V

vague 21:18

various 23:10,14,20 25:7 32:3
 37:14 49:14 82:17

vast 63:11

vehicles 35:20 37:21 65:20

Verplank 80:19,20,23 81:5,8
 86:3

versus 31:5 45:21,23 48:17
 82:11

viability 14:8

vision 14:19 83:19

vote 63:4 87:10

voting 65:2

W

wait 54:10,11,11

walk 11:20

want 16:10,11 50:2 51:7,7,13
 54:12,16 60:21,22 66:7 69:11
 71:2 75:20 76:14 80:4 84:7
 87:11 89:21

wanted 3:18 76:24 80:6 82:8
 89:15

wanting 59:20 60:2,3

wants 6:19

warehousing 14:7

warning 32:25

wasn't 33:2

wasn't 42:13 79:19 83:10

waste 34:20

wastewater 30:17 35:23 40:3

watching 79:10

water 30:15,15 31:16 33:7 35:23
 39:2,7,16,19 40:10 65:20 70:3
 74:22 75:21,22,22

way 13:15 32:20 70:14 71:12
 73:22

ways 80:2

we'll 82:4

we're 28:25 29:17,19 36:23 39:7
 40:22 53:9 54:20 59:7,17
 62:10,10

we've 62:23

we'd 28:15

we'll 22:8 45:24 53:14 65:4

we're 4:12 43:6 50:18 65:5,8,9
 73:24,24 75:23,23 76:9,10
 79:12 85:7

we've 17:21 65:16

weapons 41:14

website 18:9,11,15 20:12,17,23
 40:25

weighs 86:4

welcome 3:6 4:6 38:16 42:10
 56:22 63:23 74:13 77:13

welfare 57:14

well-written 21:15

went 23:7

west 76:8

Wetzel 1:8

What'd 51:8

what's 42:17 57:18 73:6 74:9

Wheeler 69:13,13 70:13,18
WHEREOF 91:9
white 3:12,15 7:16 10:4,10,15
 10:22,25 11:9,22 12:6,10,11
 13:2,18 14:3 15:4 16:13,15
 28:20 30:2 71:7 72:11 89:11
who's 9:22
widening 85:11
widgets 39:8
width 85:14,17
wish 6:17
WITNESS 91:9
won't 70:14
wondering 67:22 69:9 84:12
wooden 67:13
word 61:9
work 26:5 33:11 36:17,19 37:9
 53:3 74:21
worked 23:7
worker 32:16
workers 76:11
working 18:18,19 26:4 48:25
 79:24
worry 70:14
worse 70:10
worsened 70:4
wouldn't 87:10
wouldn't 65:25
write 87:2
written 6:19,21 61:7 83:17
wrong 66:19
wrote 57:12

X

X 1:3,6

Y

yeah 16:25 19:13 22:7 24:16
 25:9,22 26:3,6 27:6 32:24
 34:5 39:17 49:19 50:21 51:15
 70:22 72:13 73:19 74:16 78:24
 79:4,17 81:24 84:6
year 69:21 83:24
years 32:19 33:17 42:17 59:19
 64:21 68:13 70:8 82:16 85:12
yellow 13:11
yep 45:5,11
Yhat's 50:21
York 1:9 7:3 20:12,16 21:21,25
 25:3 50:14 70:2,6 73:10 78:5

91:2
you'll 13:12 37:13
you're 23:19 46:16 47:5 66:17
 67:8,10 83:19
Young 2:6 4:3 27:7,8,9,11,13,17
 27:19,25 28:3,7,17,23 29:5,8
 29:10,12,14,22 30:4 31:8,17
 31:20 32:6,10,17,19,24 33:4
 33:20 34:4 56:23,24,25 57:11
 57:24 58:6,12,14,19 63:3,4
 88:2,3

Z

zero 78:19 79:4
zone 3:11 7:12,16 8:14 9:11
 10:5,8,16,19 11:2,5,11,24
 12:22 13:10,21 17:13,17 26:24
 28:4,9,15,16 29:18 30:7 39:22
 44:12 46:10,12 47:5 48:14,18
 50:23 51:3,4,25 55:19 60:12
 60:18,20,21,23 62:3 63:12
 66:21 69:4 82:25 83:2,20,25
 85:3,15,21 87:5,10 89:12
zoned 7:15,16 12:14 13:17,18,19
 13:23 15:3 17:6 27:23 28:13
 56:5 57:3 63:13 72:4,4,5,9,11
 83:5
zones 14:18
zoning 1:5 3:14 11:23 13:8,10
 14:14,25 15:17,20 51:18 57:13
 66:8 72:7

0

1

1 91:5,7
100 13:18 14:12
11 37:13
13041 7:3
13090 1:9
14th 89:25 90:13

2

2 10:7,9,18,21 11:4,7
2013 15:10,11
2020 12:10,14
2021 12:23 15:14 22:13 40:12
 59:15
2023 1:7 91:10
2023-016 89:11

2024 48:24 49:3
230-24 11:12
26th 91:10

3

31 7:2 12:3 13:13 21:25 27:22
27:22 33:25 37:2,2,11,16,24
65:13 71:4,6,12,12,15,22 72:3
72:6,9,24 73:3,5 76:9,17,18
80:21 82:7 84:9,16 85:10,13
89:12

4

41 86:2
4338 1:8
4401 7:2
46 69:14
4673 80:19
481 25:20

5

5:33 1:8 3:2
5028 72:23
5448 64:7

6

6/7/2023 1:1 2:1 3:1 4:1 5:1
6:1 7:1 8:1 9:1 10:1 11:1
12:1 13:1 14:1 15:1 16:1 17:1
18:1 19:1 20:1 21:1 22:1 23:1
24:1 25:1 26:1 27:1 28:1 29:1
30:1 31:1 32:1 33:1 34:1 35:1
36:1 37:1 38:1 39:1 40:1 41:1
42:1 43:1 44:1 45:1 46:1 47:1
48:1 49:1 50:1 51:1 52:1 53:1
54:1 55:1 56:1 57:1 58:1 59:1
60:1 61:1 62:1 63:1 64:1 65:1
66:1 67:1 68:1 69:1 70:1 71:1
72:1 73:1 74:1 75:1 76:1 77:1
78:1 79:1 80:1 81:1 82:1 83:1
84:1 85:1 86:1 87:1 88:1 89:1
90:1 91:1

7

7:58 90:18
7th 1:7 89:14

8

81 37:13,23 84:10 86:2

9

90 91:7

Exhibit D

Planning Board Meeting Minutes of June 6th, 2023

Special Joint Meeting
Town Board and Planning Board June 7, 2023

APPROVED

At the Special Joint Meeting of the Town Board and Planning Board Town of Clay, County of Onondaga, held at the Liverpool High School located at 4338 Wetzel Road Liverpool, New York on the 7th of June, 2023 at 5:30 p.m., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph Bick	Deputy Supervisor
David Hess	Councilor
Debbie Magaro-Dolan	Councilor
Kevin Meaker	Councilor
Ryan Pleskach	Councilor
Eugene Young	Councilor
Jill Hageman-Clark	Town Clerk
Mark Territo	Commissioner of Planning & Development
Robert Germain	Town Attorney
Ron DeTota	Town Engineer

PRESENT:

Russ Mitchell	Chairman
Michelle Borton	Deputy Chairperson
Karen Guinup	Member
Hal Henty	Member
Al McMahon	Member
James Palumbo	Member
Judy Rios	Secretary

ABSENT: Scott Soyster Member

Supervisor Ulatowski opened the Special Joint Meeting at 5:30 P.M., all joined in the Pledge of Allegiance.

Respective Board Chairman introduced their members.

Motion passed to have Deputy Supervisor, Joe Bick be the Chairman for the Special Meeting.

The following three motions were presented.

Public hearing to consider the application of Onondaga County Industrial Development Agency (White Pine Commerce Park) for a Zone Change from R-15, One-Family Residential District for land listed in EXHIBIT A, to I-2, Industrial 2 District, and for a Zone Change from RA-100 Residential Agricultural District for land located in EXHIBIT B, to I-2, Industrial 2 District as OCIDA proposes to expand its White Pine Commerce Park.

See full transcript attached to the Town Board Minutes.

Special Joint Meeting
Town Board and Planning Board June 7, 2023

Public hearing to consider a referral for a recommendation to the Town Board regarding the application of Onondaga County Industrial Development Agency (White Pine Commerce Park) for a Zone Change from R-15, One-Family Residential District for land listed in EXHIBIT A, to I-2, Industrial 2 District, and for a Zone Change from RA-100 Residential Agricultural District for land located in EXHIBIT B, to I-2, Industrial 2 District as OCIDA proposes to expand its White Pine Commerce Park.

See full transcript attached to the Town Board Minutes.

Public hearing to consider a referral for a recommendation to the Town Board regarding the application of Onondaga County Industrial Development Agency (White Pine Commerce Park) for a Zone Change from R-15, One-Family Residential District for land listed in EXHIBIT A, to I-2, Industrial 2 District, and for a Zone Change from RA-100 Residential Agricultural District for land located in EXHIBIT B, to I-2, Industrial 2 District as OCIDA proposes to expand its White Pine Commerce Park. This resolution also formally refers the zone change request to the Town of Clay Planning Board for a recommendation pursuant to Section 230-24(c)(3)(d) of the Town Code.

See full transcript attached to the Town Board Minutes.

OCIDA presented their zone change request. Each Board was given an opportunity to ask questions. The general public was given an opportunity to ask questions and/or make statements.

Planning Board opened their Case #2023-016 - Onondaga County Industrial Development Agency/White Pine Commerce Park – (5) White Pine Commerce Park – Zone Change Referral, concerning this Special Meeting.

Chairman Mitchell explained the procedure to move forward with the Referral to the Town Board. He closed the Case and asked for an adjournment (see below – motion to adjourn).

A motion was made by Hal Henty seconded by Karen Guinup to adjourn Planning Board Case #2023-016 – Onondaga County Industrial Development Agency/White Pine Commerce Park – (5) White Pine Commerce Park – Zone Change Referral to June 14, 2023.

Motion Carried 6-0

Respectfully Submitted,



Judy Rios
Planning Board Secretary

Exhibit E

Town Board Meeting Minutes of June 7th, 2023

Draft

At the **SPECIAL JOINT MEETING** of the Town Board and the Planning Board, Town of Clay, Onondaga County, held at the Liverpool High School Auditorium, 4338 Wetzel Road, Liverpool, New York on 7th of June, 2023 at 5:30 P.M., there were:

TOWN BOARD:

Damian Ulatowski	Supervisor
Joseph Bick	Deputy Supervisor/ Councilor
David Hess	Councilor
Eugene Young	Councilor
Deborah Magaro-Dolan	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

PLANNING BOARD:

Russ Mitchell	Chairman
Michelle Borton	Deputy Chair
Karen Guinup	Member
Hal Henty	Member
Al McMahan	Member
Jim Palumbo	Member
Mark Territo	Commissioner of Planning & Development
Judy Rios	Secretary
Kathleen Bennett	Planning Board Attorney
Ron DeTota	C&S Engineering

The meeting was called to order by Supervisor Ulatowski at 5:30 P.M. All present joined in the Pledge of Allegiance. Supervisor Ulatowski began by introducing the Board; Chairman Mitchell then introduced the Planning Board.

Councilor Pleskach moved the adoption of a resolution appointing Deputy Supervisor Bick as chairman of this meeting. Councilor Hess seconded the motion.

Ayes – 7 and Noes – 0. Motion carried. Planning Board concurred.

Deputy Supervisor Bick thanked everyone and moved the adoption of a resolution to enact the following rules with regard to the public hearing to be held this evening:

1. All proposed speakers must speak from the podium, identify themselves and state their home address prior to speaking.
2. Speakers must address the Boards, not the applicants. If the Board seeks an answer or clarification, the member will request the chairperson for comment or answers from the applicant.

3. Speakers will limit their time to two (2) minutes per speaker in respect of others that may wish to speak.
 4. Speakers should please refrain from repeating issues or topics that have already been addressed.
 5. Anyone that wants to submit written comments or questions after the meeting will be able to do so and the Board will consider written submissions up to the date of decision. Comments and questions are to be mailed to townclerk@townofclay.org or mailed to Town of Clay Town Clerk, 4401 State Route 31, Clay NY 130410
- Councilor Magaro-Dolan seconded the motion.

Ayes – 7 and Noes – 0. *Motion carried. Planning Board concurred.*

OPEN SPECIAL JOINT MEETING

Deputy Supervisor/Meeting Chairman Bick moved the adoption of a resolution opening all three public hearings. Councilor Meaker seconded the motion.
Ayes – 7 and Noes 0. *Motion carried.*

SPECIAL TOWN BOARD MEETING AND PUBLIC HEARING (PH) – Town Board Case #1182 - Onondaga County Industrial Development Agency (OCIDA)/White Pine Commerce Park:

A public hearing to consider the application of Onondaga County Industrial Development Agency (White Pine Commerce Park) for a Zone Change from R-15, One-Family Residential District for land listed in **EXHIBIT A**, to I-2, Industrial 2 District, and for a Zone Change from RA-100 Residential Agricultural District for land located in **EXHIBIT B**, to I-2, Industrial 2 District as OCIDA proposes to expand its White Pine Commerce Park.

SPECIAL TOWN BOARD MEETING AND PUBLIC HEARING (Recommendation) – Town Board Case #1182 - Onondaga County Industrial Development Agency (OCIDA)/White Pine Commerce Park:

A public hearing to consider a referral for a recommendation to the Town Board regarding the application of Onondaga County Industrial Development Agency (White Pine Commerce Park) for a Zone Change from R-15, One-Family Residential District for land listed in **EXHIBIT A**, to I-2, Industrial 2 District, and for a Zone Change from RA-100 Residential Agricultural District for land located in **EXHIBIT B**, to I-2, Industrial 2 District as OCIDA proposes to expand its White Pine Commerce Park.

**SPECIAL PLANNING BOARD MEETING AND PUBLIC HEARING (PH) -
Town Board Case #1182 - Onondaga County Industrial Development
Agency (OCIDA)/White Pine Commerce Park:**

A public hearing to consider the application of Onondaga County Industrial Development Agency (White Pine Commerce Park) for a Zone Change from R-15, One-Family Residential District for land listed in **EXHIBIT A**, to I-2, Industrial 2 District, and for a Zone Change from RA-100 Residential Agricultural District for land located in **EXHIBIT B**, to I-2, Industrial 2 District as OCIDA proposes to expand its White Pine Commerce Park. **This resolution also formally refers the zone change request to the Town of Clay Planning Board for a recommendation pursuant to Section 230-24(c)(3)(d) of the Town Code.**

Jeffrey Davis of Barclay Damon was present on behalf of the applicant and gave a brief overview and answered questions from residents.

EXHIBIT(S) A&B attached.
Full transcript of this meeting (attached).
Letters from residents (attached).

Adjournment:

The meeting was adjourned at 7:28 P.M. upon a motion made by Councilor Hess and seconded by Councilor Bick.

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

Jill Hageman-Clark RMC / Town Clerk

ATTACHMENT:

EXHIBIT A

Burnet Road, Tax Map No. 051.-01-14.1 and 8450 Burnet Road, Tax Map No. 051.-01-14.2

EXHIBIT B

Caughdenoy Road, Tax Map No. 064.-01-06.3; State Route 31, Tax Map No. 050.-01-01.0;
5267 State Route 31 Tax Map No. 050.-01-02.1; State Route 31, Tax Map No. 050.-01-03.1;
5117 State Route 31, Tax Map No. 064.-01-08.0; State Route 31, Tax Map No. 051.-01-10.1;
5363 State Route 31, Tax Map No. 051.-01-13.2; 5367 State Route 31, Tax Map No. 051.-01-
13.3 ; State Route 31, Tax Map No. 051.-01-05.1; State Route 31, Tax Map No. 050.-01-01.0;
5267 State Route 31, Tax Map No. 050.-01-02.1; State Route 31, Tax Map No. 050.-01-03.1;
Burnet Road, Tax Map No. 048.-01-21.0; Burnet Road, Tax Map No. 048.-01-22.0; 8739
Burnet Road, Tax Map No. 048.-01-23.1; 8751 Burnet Road, Tax Map No. 048.-01-23.3;
Burnet Road 049.-01-03.0; 8722 Burnet Road, Tax Map No. 049.-01-04.0; 8718 Burnet Road,
Tax Map No. 049.-01-05.0; 8710 Burnet Road, Tax Map No. 049.-01-06.0; 8694 Burnet
Road, Tax Map No. 049.-01-08.1; 8688 Burnet Road, Tax Map No. 049.-01-09.1; 8668
Burnet Road, Tax Map No. 049.-01-10.1; 8664 Burnet Road, Tax Map No. 049.-01-11.0;
Burnet Road, Tax Map No. 049.-01-12.2; Burnet Road, Tax Map No. 049.-01-13.0; 8594
Burnet Road, Tax Map No. 049.-01-14.0; 8631 Burnet Road, Tax Map No. 049.-01-15.0;
8635 Burnet Road, Tax Map No. 049.-01-16.0; 8647 Burnet Road, Tax Map No. 049.-01-
16.0; 8647 Burnet Road, Tax Map No. 049.-01-17.0; 8653 Burnet Road, Tax Map No. 049.-
01-18.4; 8699 Burnet Road, Tax Map No. 049.-01-19.1; 8677 Burnet Road, Tax Map No.
049.-01-19.2; 8543 Burnet Road, Tax Map No. 050.-01-04.1; 8531 Burnet Road, Tax Map
No. 050.-01-04.2; 8549 Burnet Road, Tax Map No. 050.-01-04.3; 8617 Burnet Road, Tax
Map No. 050.-01-04.4; 8623 Burnet Road, Tax Map No. 050.-01-05.0; 8574 Burnet Road,
Tax Map No. 050.-01-06.0; 8558 Burnet Road, Tax Map No. 050.-01-07.1; Burnet Road, Tax
Map No. 050.-01-07.2; 8546 Burnet Road, Tax Map No. 050.-01-08.1; 8526 Burnet Road,
Tax Map No. 050.-01-08.2, 8536 Burnet Road, Tax Map No. 050.-01-09.0; 8516 Burnet
Road, Tax Map No. 050.-01-10.0; 8512 Burnet Road, Tax Map No. 050.-01-11.1; 8508
Burnet Road, Tax Map No. 050.-01-12.1; Burnet Road, Tax Map No. 050.-01-13.2; 8502
Burnet Road, Tax Map No. 050.-01-13.3; 5397 Burnet Road, Tax Map No. 051.-01-05.4;
8447 Burnet Road, Tax Map No. 051.-01-10.9; 8501 Burnet Road, Tax Map No. 051.-01-
10.6; Burnet Road, Tax Map No. 051.-01-10.7; Burnet Road , Tax Map No. 051.-01-10.8;
8419 Burnet Road, Tax Map No. 051.-01-12.0 and 8424 Burnet Road, Tax Map No. 051.-01-
13.1

Exhibit F

Planning Board Meeting Minutes of June 14th, 2023

Regular Meeting
Planning Board
June 14, 2023

UNAPPROVED

The Regular Meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 14th of June 2023. The meeting was called to order by Chairman Mitchell at 7:30 PM. All joined in the Pledge of Allegiance and upon roll being called, the following were:

PRESENT:	Russ Mitchell	Chairman
	Michelle Borton	Deputy Chair
	Karen Guinup	Member
	Hal Henty	Member
	Al McMahon	Member
	Jim Palumbo	Member
	Scott Soyster	Member
	Mark Territo	Commissioner of Planning & Development
	Judy Rios	Secretary
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	C&S Engineering

A motion was made by Hal Henty seconded by Karen Guinup granting approval of the minutes from the May 24, 2023 Regular Meeting.

Motion Carried 6-1 (Scott Soyster abstained due to absence)

A motion was made by Jim Palumbo seconded by Al McMahon granting approval of the minutes from the June 7, 2023 Special Joint Meeting.

Motion Carried 6-1 (Scott Soyster abstained due to absence)

Russ Mitchell announced Case #2023-016 - **Onondaga County Industrial Development Agency/White Pine Commerce Park** – (5) White Pine Commerce Park – Zone Change Referral is inadvertently listed on the agenda as an open public hearing, however, this hearing was closed at the June 7, 2023 Special Joint Meeting and will be heard (today) under closed hearings.

Public Hearings (New Business):

*Case #2023-026 – **Equipment Share (3)** – SEC Dey Road and Edgecomb Drive – Special Permit. Zachary Belding spoke on behalf of the applicant noting he is seeking a Special Permit to allow for an outdoor storage area. Russ Mitchell asked what he plans to do there and Zachary said they rent heavy equipment to contractors such as manlifts, forklifts and other industrial equipment. Russ asked how the company attains business and Zachary said they have a storefront, but most people call to place an order, pick it up and leave. Russ pointed out the submitted concept plan is not acceptable and a site plan is needed showing all of the property, lighting, landscaping, photometrics, cut sheets, etc. Russ noted a question raised at a recent Town Board meeting regarding this project and if they'll be applying for a PILOT (payment in lieu of taxes) and Zachary said, no.

Regular Meeting
Planning Board
June 14, 2023

Russ Mitchell asked for questions/comments from the public, hearing none he closed the Case.

Al McMahon read: In the matter of the application of the Planning Board Case #2023-026 – Equipment Share – SEC Dey Road and Edgecomb Drive – Special Permit, I move the adoption of a resolution using standard form #10 – SEQR, that the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons: It is keeping with the existing character of the area. Seconded by Jim Palumbo.

Motion Carried 7-0

Al McMahon read: In the matter of the application of the Planning Board Case #2023-026 – Equipment Share – SEC Dey Road and Edgecomb Drive – Special Permit, I move the adoption of a resolution using standard form #70 – Special Permit, granted based on a map by Bowman Consulting Group, sheet 1.0 noted: concept plan. Seconded by Jim Palumbo.

Motion Carried 7-0

Public Hearing (Old Business/Open and Adjourned):

Case #2022-008 – **Chick-fil-A, Inc. (3) – 3920 Brewerton Road – Special Permit (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2022-008 – Chick-fil-A, Inc. – 3920 Brewerton Road – Special Permit to July 26, 2023.

Motion Carried 7-0

Case #2022-009 – **Chick-fil-A, Inc. (3) – 3920 Brewerton Road – Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2022-009 – 3920 Brewerton Road – Site Plan to July 26, 2023.

Motion Carried 7-0

Case #2023-001 – **B & C Storage (3) – 4600 Weller Canning Street – Site Plan (Adjourned from 3 previous meetings). The applicant requested an adjournment.

A motion was made by Al McMahon seconded by Jim Palumbo to adjourn Case #2023-001 – B & C Storage – 4600 Weller Canning Street – Site Plan to July 26, 2023.

Motion Carried 7-0

Case #2023-007 – **Onondaga Physical Therapy Parking Lot Expansion/Lauris Rigdon (3) – 8390-8392 Oswego Road – Amended Site Plan (Adjourned from 3 previous meetings). The applicant requested an adjournment.

Regular Meeting
Planning Board
June 14, 2023

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn Case #2023-007 – Onondaga Physical Therapy Parking Lot Expansion/*Lauris Rigdon* - 8390-8392 Oswego Road – Amended Site Plan to July 12, 2023.

Motion Carried 7-0

*Case #2023-009 – **Tidal Wave Auto Spa/Norwood Holding, LLC** (5) – 5004, 5008 & 5014 West Taft Road – Zone Change Referral (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn Case #2023-009 – Tidal Wave Auto Spa/Norwood Holding, LLC – 5004, 5008 & 5014 West Taft Road – Zone Change Referral to July 26, 2023.

Motion Carried 7-0

Case #2023-018 – **Quattro Development, LLC/Take 5 Oil Change (3) – 7423 Oswego Road – Site Plan (Adjourned from 2 previous meetings). The applicant requested an adjournment.

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn Case #2023-018 – Quattro Development, LLC/Take 5 Oil Change – 7423 Oswego Road – Site Plan to July 12, 2023.

Motion Carried 7-0

Closed Hearings – (Board/Applicant only):

*Case #2023-016 – **Onondaga County Industrial Development Agency/White Pine Commerce Park** – (5) White Pine Commerce Park – Zone Change Referral.

Russ Mitchell read the following statement as prepared by and on behalf of the Planning Board:

In the matter of the application of the Planning Board Case #2023-016 for the referral of a zone change for the White Pines Commerce Park, the Planning Board puts forth the following comments: That the Town Board be encouraged to be confident that a clear process is put in place to address future cumulative impacts to roads, public utilities and any development pressures associated with the rapid growth that this change would facilitate. This includes how these impacts will be studied, funded, designed, and constructed in a timely manner. Although many of these impacts cannot be accurately anticipated until later in the project timeline, the Town Board members need to be sure that they can protect the Town's interests so that growth happens intentionally and the residents can benefit from this opportunity being presented.

Such considerations/suggestions are (but not limited to) the following:

1. Widen Verplank Road from 481 east to Caughdenoy Road by the end of 2024.
2. Widen Verplank Road west to Route 57 to a future date. i.e. end of 2025.
3. Onondaga County to give Rivers Pointe and Harke Farms Developments access to Verplank Road by the end of 2025.

Regular Meeting
Planning Board
June 14, 2023

Russ Mitchell asked for questions/comments from the public, hearing none he closed the Case.

Al McMahon read: In the matter of the application of the Planning Board Case #2023-026 -- Equipment Share -- SEC Dey Road and Edgecomb Drive -- Special Permit, I move the adoption of a resolution using standard form #10 -- SEQR, that the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons: It is keeping with the existing character of the area. Seconded by Jim Palumbo.

Motion Carried 7-0

Al McMahon read: In the matter of the application of the Planning Board Case #2023-026 -- Equipment Share -- SEC Dey Road and Edgecomb Drive -- Special Permit, I move the adoption of a resolution using standard form #70 -- Special Permit, granted based on a map by Bowman Consulting Group, sheet 1.0 noted: concept plan. Seconded by Jim Palumbo.

Motion Carried 7-0

Public Hearing (Old Business/Open and Adjourned):

Case #2022-008 -- **Chick-fil-A, Inc. (3) -- 3920 Brewerton Road -- Special Permit (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2022-008 -- Chick-fil-A, Inc. -- 3920 Brewerton Road -- Special Permit to July 26, 2023.

Motion Carried 7-0

Case #2022-009 -- **Chick-fil-A, Inc. (3) -- 3920 Brewerton Road -- Site Plan (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Hal Henty seconded by Scott Soyster to adjourn Case #2022-009 -- 3920 Brewerton Road -- Site Plan to July 26, 2023.

Motion Carried 7-0

Case #2023-001 -- **B & C Storage (3) -- 4600 Weller Canning Street -- Site Plan (Adjourned from 3 previous meetings). The applicant requested an adjournment.

A motion was made by Al McMahon seconded by Jim Palumbo to adjourn Case #2023-001 -- B & C Storage -- 4600 Weller Canning Street -- Site Plan to July 26, 2023.

Motion Carried 7-0

Case #2023-007 -- **Onondaga Physical Therapy Parking Lot Expansion/Lauris Rigdon (3) -- 8390-8392 Oswego Road -- Amended Site Plan (Adjourned from 3 previous meetings). The applicant requested an adjournment.

Regular Meeting
Planning Board
June 14, 2023

A motion was made by Jim Palumbo seconded by Scott Soyster to adjourn Case #2023-007 – Onondaga Physical Therapy Parking Lot Expansion/*Lauris Rigdon* - 8390-8392 Oswego Road – Amended Site Plan to July 12, 2023.

Motion Carried 7-0

*Case #2023-009 – **Tidal Wave Auto Spa/Norwood Holding, LLC** (5) – 5004, 5008 & 5014 West Taft Road – Zone Change Referral (Adjourned from 1 previous meeting). The applicant requested an adjournment.

A motion was made by Scott Soyster seconded by Jim Palumbo to adjourn Case #2023-009 – Tidal Wave Auto Spa/Norwood Holding, LLC – 5004, 5008 & 5014 West Taft Road – Zone Change Referral to July 26, 2023.

Motion Carried 7-0

Case #2023-018 – **Quattro Development, LLC/Take 5 Oil Change (3) – 7423 Oswego Road – Site Plan (Adjourned from 2 previous meetings). The applicant requested an adjournment.

A motion was made by Michelle Borton seconded by Karen Guinup to adjourn Case #2023-018 – Quattro Development, LLC/Take 5 Oil Change – 7423 Oswego Road – Site Plan to July 12, 2023.

Motion Carried 7-0

Closed Hearings – (Board/Applicant only):

*Case #2023-016 – **Onondaga County Industrial Development Agency/White Pine Commerce Park** – (5) White Pine Commerce Park – Zone Change Referral.

Russ Mitchell read the following statement as prepared by and on behalf of the Planning Board:

In the matter of the application of the Planning Board Case #2023-016 for the referral of a zone change for the White Pines Commerce Park, the Planning Board puts forth the following comments: That the Town Board be encouraged to be confident that a clear process is put in place to address future cumulative impacts to roads, public utilities and any development pressures associated with the rapid growth that this change would facilitate. This includes how these impacts will be studied, funded, designed, and constructed in a timely manner. Although many of these impacts cannot be accurately anticipated until later in the project timeline, the Town Board members need to be sure that they can protect the Town's interests so that growth happens intentionally and the residents can benefit from this opportunity being presented.

Such considerations/suggestions are (but not limited to) the following:

1. Widen Verplank Road from 481 east to Caughdenoy Road by the end of 2024.
2. Widen Verplank Road west to Route 57 to a future date. i.e. end of 2025.
3. Onondaga County to give Rivers Pointe and Harke Farms Developments access to Verplank Road by the end of 2025.

Regular Meeting
Planning Board
June 14, 2023

4. All future development along Verplank Road and/or parcels that border Route 31 and Verplank will have access to Verplank as well as Route 31.
5. Town of Clay to abandon Burnet Road and turn it over to Onondaga County near the end of 2023.
6. Commitment to pull demolition permits for all structures owned by OCIDA and remove all debris by end of 2023.
7. Allow the future Great Northern project to have ingress/egress access to Verplank Road by the end of 2025.
8. Assure adequate capacities of local emergency responder entities (i.e. police, fire department, and medical responders, etc.) are currently available or are to be made capable as might be necessary to maintain potential needs for a large industrial zone.

Russ Mitchell polled the Board as follows regarding the Zone Change:

- Hal Henty agrees with the statement as read by Russ and wants all the items taken care of and looked at for future growth for the Town; in favor.
- Scott Soyster agrees with the comments noting it is a clear statement; in favor.
- Al McMahon agrees with the comments noting they are valid points; in favor.
- Jim Palumbo is in favor of the zone change and believes the Town Board will look at the recommendations and feels Micron is great for the Town of Clay and greater Syracuse area.
- Karen Guinup does not feel there is sufficient data as provided in the EAF and cannot give a favorable recommendation.
- Michelle Borton is in favor and recommends the Town Board meet and discuss the comments as presented.
- Russ Mitchell noted being involved with Town of Clay Board(s) over 20 years and his advocacy in protecting the residents. He states Micron is the biggest project that's come before any Board and County and this project will need due diligence. When it comes for Site Plan review the Planning Board will be diligent to ensure the best plan is set forth. Russ stated Amazon is a recent large project and it looks good and blends in well. The concern is the same for Micron, to be sure it blends in and especially with residents to the south of Route 31. Russ is in favor of the project and believes it is good for the Town. He will continue to advocate and protect the Town residents. Lastly, he stated the next step is to supply these comments and statement to the Town Board noting 6 in favor and 1 against.

New Business:

Public Meeting to review the **2022-2023 Annual Report for the Town of Clay Stormwater Management Program (SWMP)** as part of the Phase II Stormwater Regulations as promulgated by the New York State Department of Environmental Conservation.

Ron DeTota, C&S Engineering, presented the 2022-2023 MS4 Annual Report and distributed copies to the Board Members. Ron explained what an MS-4 report is: A municipal separate storm sewer system and/or publicly-owned conveyance or system of conveyances (including but not limited to streets, ditches, catch basins, curbs, gutters, and storm drains) that is designed or used for collecting or conveying stormwater and the discharges to surface waters. He noted as stormwater flows over streets and other impervious surfaces, it sweeps up pollutants such as oils, chemicals, pathogens, and sediments. In separate sewer areas, this

Regular Meeting
Planning Board
June 14, 2023

pollution is carried by stormwater and discharged directly into local waterways. This can have a negative impact on water quality and recreational uses. The Town of Clay is fortunate to have a Stormwater Coalition and safety and outreach as well as education remains a priority. There were minor issues since COVID with these topics and education has been offered less, but he notes seeing a good turn-around and everyone at the Town of Clay involved with stormwater has received training. Ron stated all inspections this year have been good with construction lagging a bit. He believes we will see a lot more oversight and management of existing facilities in the future. Ron stated there is good coordination with the Highway Department and C&S with the Highway personnel doing a great job. Lastly, he indicated a copy of the MS-4 Report is available on the Town of Clay's website for review. Russ Mitchell said it was good to work with C&S Engineering and thanked Ron for his work as the Planning Board representative from C&S.

Russ Mitchell asked for questions/comments from the public. None received.

Signs:

Design Shop Signs – Prom Central – 7421 Oswego Road - Zoned RC-1, Permit #53,556.

1 – Wall Sign - A 30 square foot, internally illuminated Led Wall Sign is proposed when 48 square feet is allowed. This sign will meet code.

A motion was made by Scott Soyster seconded by Al McMahon granting approval of Sign Permit #53,556 - Design Shop Signs – Prom Central – 7421 Oswego Road.

Motion Carried 7-0

Signarama of Syracuse – JWD - JW Didado – 7822 Morgan Road – Zone I-1, Permit #53,580.

2 – Wall Signs – One 58.5 square foot internally illuminated Led Wall Sign is proposed when 274 square feet is allowed, and a second 58.5 square foot internally illuminated Led Wall Sign is proposed when 320 square feet is allowed. These signs will meet the code.

2 – Freestanding Signs – Two 16 square foot, internally illuminated Led freestanding signs are proposed when 32 square feet is allowed. These signs were compared to the Site Plan, that is to scale, and will meet the code.

Russ Mitchell noted the address number is needs to be added on both signs.

A motion was made by Scott Soyster seconded by Jim Palumbo granting approval of Sign Permit #53,580 - Signarama of Syracuse – JWD – JW Didado – 7822 Morgan Road.

Motion Carried 7-0

Work Session:

None.

Regular Meeting
Planning Board
June 14, 2023

Russ Mitchell asked if there were any further comments or questions, hearing none he adjourned the meeting.

A motion was made by Hal Henty seconded by Karen Guinup granting approval to adjourn the meeting at 8:07 p.m.

Motion Carried 7-0

The next meeting is slated for July 12, 2023

Respectfully Submitted,

Judy Rios
Planning Board Secretary

Exhibit G

Town of Clay SEQRA Findings with Aerial Map

White Pine Commerce Park
New York State Environmental Quality Review Act

Findings Statement

Town of Clay, Onondaga County, NY

Pursuant to the *State Environmental Quality Review Act* (“*SEQRA*”), codified at Article 8 of the New York *Environmental Conservation Law* (“*ECL*”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“*NYCRR*”), which collectively contain the requirements for the *SEQRA* process, the Town of Clay (“Town”), as an involved agency, makes the following findings.

Date: July 17, 2023

Title of Action: White Pine Commerce Park

Applicant: Onondaga County Industrial Development Agency
335 Montgomery Street, 2nd Floor
Syracuse, New York 13202

Lead Agency: Onondaga County Industrial Development Agency
335 Montgomery Street, 2nd Floor
Syracuse, New York 13202

Town Jurisdiction: Town of Clay Zoning Amendment – Zone Change Petition

SEQRA Status: Type I Action

Review Type: Coordinated Review

Final EIS Filed: July 16, 2021

Description of the Proposed Action

OCIDA owns multiple properties in the White Pine Commerce Park (the “Park”) (formerly the Clay Industrial Park) within the Town of Clay. The Park was created to support a mix of industrial and/or commercial uses with related office space, advanced state-of-the-art research, large-scale or small-scale manufacturing or assembly, warehousing, data management, material processing, and distribution facilities, all in a campus-like setting. To enhance the viability of large-scale developments, OCIDA has expanded the Park’s footprint and currently owns over 1,200 acres and 64 parcels within the Park.

Regular Meeting
Planning Board
June 14, 2023

pollution is carried by stormwater and discharged directly into local waterways. This can have a negative impact on water quality and recreational uses. The Town of Clay is fortunate to have a Stormwater Coalition and safety and outreach as well as education remains a priority. There were minor issues since COVID with these topics and education has been offered less, but he notes seeing a good turn-around and everyone at the Town of Clay involved with stormwater has received training. Ron stated all inspections this year have been good with construction lagging a bit. He believes we will see a lot more oversight and management of existing facilities in the future. Ron stated there is good coordination with the Highway Department and C&S with the Highway personnel doing a great job. Lastly, he indicated a copy of the MS-4 Report is available on the Town of Clay's website for review. Russ Mitchell said it was good to work with C&S Engineering and thanked Ron for his work as the Planning Board representative from C&S.

Russ Mitchell asked for questions/comments from the public. None received.

Signs:

Design Shop Signs – *Prom Central* – 7421 Oswego Road - Zoned RC-1, Permit #53,556.

1 – Wall Sign - A 30 square foot, internally illuminated Led Wall Sign is proposed when 48 square feet is allowed. This sign will meet code.

A motion was made by Scott Soyster seconded by Al McMahon granting approval of Sign Permit #53,556 - Design Shop Signs – *Prom Central* – 7421 Oswego Road.

Motion Carried 7-0

Signarama of Syracuse – *JWD - JW Didado* – 7822 Morgan Road – Zone I-1, Permit #53,580.

2 – Wall Signs – One 58.5 square foot internally illuminated Led Wall Sign is proposed when 274 square feet is allowed, and a second 58.5 square foot internally illuminated Led Wall Sign is proposed when 320 square feet is allowed. These signs will meet the code.

2 – Freestanding Signs – Two 16 square foot, internally illuminated Led freestanding signs are proposed when 32 square feet is allowed. These signs were compared to the Site Plan, that is to scale, and will meet the code.

Russ Mitchell noted the address number is needs to be added on both signs.

A motion was made by Scott Soyster seconded by Jim Palumbo granting approval of Sign Permit #53,580 - Signarama of Syracuse – *JWD – JW Didado* – 7822 Morgan Road.

Motion Carried 7-0

Work Session:

None.

Regular Meeting
Planning Board
June 14, 2023

Russ Mitchell asked if there were any further comments or questions, hearing none he adjourned the meeting.

A motion was made by Hal Henty seconded by Karen Guinup granting approval to adjourn the meeting at 8:07 p.m.

Motion Carried 7-0

The next meeting is slated for July 12, 2023

Respectfully Submitted,

Judy Rios
Planning Board Secretary

Exhibit G

Town of Clay SEQRA Findings with Aerial Map

White Pine Commerce Park
New York State Environmental Quality Review Act

Findings Statement

Town of Clay, Onondaga County, NY

Pursuant to the *State Environmental Quality Review Act* (“*SEQRA*”), codified at Article 8 of the New York *Environmental Conservation Law* (“*ECL*”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“*NYCRR*”), which collectively contain the requirements for the *SEQRA* process, the Town of Clay (“Town”), as an involved agency, makes the following findings.

Date: July 17, 2023

Title of Action: White Pine Commerce Park

Applicant: Onondaga County Industrial Development Agency
335 Montgomery Street, 2nd Floor
Syracuse, New York 13202

Lead Agency: Onondaga County Industrial Development Agency
335 Montgomery Street, 2nd Floor
Syracuse, New York 13202

Town Jurisdiction: Town of Clay Zoning Amendment – Zone Change Petition

SEQRA Status: Type I Action

Review Type: Coordinated Review

Final EIS Filed: July 16, 2021

Description of the Proposed Action

OCIDA owns multiple properties in the White Pine Commerce Park (the “Park”) (formerly the Clay Industrial Park) within the Town of Clay. The Park was created to support a mix of industrial and/or commercial uses with related office space, advanced state-of-the-art research, large-scale or small-scale manufacturing or assembly, warehousing, data management, material processing, and distribution facilities, all in a campus-like setting. To enhance the viability of large-scale developments, OCIDA has expanded the Park’s footprint and currently owns over 1,200 acres and 64 parcels within the Park.

Of the 64 properties owned by OCIDA, 9 parcels are already zoned Industrial 2 (“I-2”) under the Town of Clay Zoning Code (“Zoning Code”). The I-2 zoned parcels make up 339.41 acres, or over one-quarter (28.7%) of the Park. The remaining parcels, approximately 861.58 acres, are zoned Residential Agricultural District (“RA-100”) (53 parcels) and One Family Residential R-15 (“R-15”) (2 parcels).

The RA-100 and R-15 zones cannot support the goals and uses desired in the Park. The RA-100 and R-15 zones permit or specially permit, for example, single-family housing, schools, religious institutions, community centers, cemeteries, commercial greenhouses or nurseries, farms, veterinary facilities, and outdoor recreational facilities. To ensure the Park achieves its purpose, the underlying zoning of OCIDA’s properties within the Park must be changed. OCIDA therefore requested a zone change with respect to multiple parcels within the Park owned by OCIDA.

For the purposes of SEQRA, the Proposed Action would consist of: (1) rezoning 53 OCIDA owned parcels zoned RA-100 to I-2; and (2) rezoning 2 OCIDA owned parcels zoned R-15 within the Park. The Proposed Action does not include any specific development proposal. Specific proposals to develop the Park will be further evaluated under SEQRA as detailed in the Final Supplemental Generic Environmental Impact Statement (“FSGEIS”), dated July 16, 2021, such that any proposal that exceeds the conditions and thresholds identified and studied in the FSGEIS will be required to undergo further environmental review under SEQRA. These findings and adoption of the zone change are therefore no less protective of the environment.

Location of the Proposed Project

The Park is located in the northeastern corner of the intersection of NYS Route 31 and Caughdenoy Road in the Town of Clay, Onondaga County. The Park is approximately 7 miles north of the City of Syracuse.

The Park is located in the eastern portion of the Town of Clay, adjacent to the Town of Clay/Town of Cicero boundary. The area surrounding the Park is sparsely populated with relatively low-density residential development mostly along Caughdenoy Road and Verplank Road west of the Park. I-81 is located a little more than one mile to the east of the Park.

The table below identifies the specific parcels owned by OCIDA that are to be rezoned. The Map ID column relates to the identification number in the image enclosed as attachment 1.

Map ID	Tax Parcel #	Address	Acreage	Zoning
1	046.-02-01.0	8700 Caughdenoy Road	25.62	I-2
2	046.-02-02.1	Caughdenoy Road	21.63	I-2
3	046.-02-02.2	8676 Caughdenoy Road	3.17	I-2
4	046.-02-03.1	8632 Caughdenoy Road	49.44	I-2
5	046.-02-04.0	State Route 31	18.06	I-2
6	046.-02-05.1	5181 State Route 31	3.70	I-2
7	046.-02-05.2	5171 State Route 31	37.27	I-2

8	048.-01-01.0	8720 Caughdenoy Road	99.24	I-2
9	048.-01-02.2	Caughdenoy Road	88.15	I-2
12	048.-01-21.0	Burnet Road	35.65	RA-100
13	048.-01-22.0	Burnet Road	26.24	RA-100
14	048.-01-23.1	8739 Burnet Road	198.33	RA-100
16	048.-01-23.3	8751 Burnet Road	0.93	RA-100
19	049.-01-03.0	Burnet Road	33.36	RA-100
20	049.-01-04.0	8722 Burnet Road	0.77	RA-100
21	049.-01-05.0	8718 Burnet Road	1.04	RA-100
22	049.-01-06.0	8710 Burnet Road	0.73	RA-100
23	049.-01-08.1	8694 Burnet Road	5.44	RA-100
24	049.-01-09.1	8688 Burnet Road	17.38	RA-100
25	049.-01-10.1	8668 Burnet Road	7.58	RA-100
26	049.-01-11.0	8664 Burnet Road	0.46	RA-100
27	049.-01-12.2	Burnet Road	36.97	RA-100
30	049.-01-13.0	Burnet Road	64.28	RA-100
31	049.-01-14.0	8594 Burnet Road	0.85	RA-100
32	049.-01-15.0	8631 Burnet Road	0.30	RA-100
33	049.-01-16.0	8635 Burnet Road	0.30	RA-100
34	049.-01-17.0	8647 Burnet Road	0.30	RA-100
35	049.-01-18.4	8653 Burnet Road	43.34	RA-100
36	049.-01-19.1	8699 Burnet Road	45.33	RA-100
37	049.-01-19.2	8677 Burnet Road	4.86	RA-100
38	050.-01-01.0	State Route 31	9.95	RA-100
39	050.-01-02.1	5267 State Route 31	64.65	RA-100
40	050.-01-03.1	State Route 31	5.27	RA-100
41	050.-01-04.1	8543 Burnet Road	52.73	RA-100
42	050.-01-04.2	8531 Burnet Road	0.46	RA-100
43	050.-01-04.3	8549 Burnet Road	3.00	RA-100
44	050.-01-04.4	8617 Burnet Road	2.39	RA-100
45	050.-01-05.0	8623 Burnet Road	0.62	RA-100
46	050.-01-06.0	8574 Burnet Road	0.79	RA-100
47	050.-01-07.1	8558 Burnet Road	7.77	RA-100
48	050.-01-07.2	Burnet Road	66.80	RA-100
49	050.-01-08.1	8546 Burnet Road	0.66	RA-100
50	050.-01-08.2	8526 Burnet Road	0.53	RA-100
51	050.-01-09.0	8536 Burnet Road	0.53	RA-100
52	050.-01-10.0	8516 Burnet Road	0.82	RA-100

53	050.-01-11.1	8512 Burnet Road	0.77	RA-100
54	050.-01-12.1	8508 Burnet Road	0.73	RA-100
55	050.-01-13.2	Burnet Road	8.45	RA-100
56	050.-01-13.3	8502 Burnet Road	1.15	RA-100
59	051.-01-05.1	State Route 31	44.27	RA-100
60	051.-01-05.4	5397 Burnet Road	3.43	RA-100
61	051.-01-10.9	8447 Burnet Road	5.50	RA-100
62	051.-01-10.6	8501 Burnet Road	5.05	RA-100
63	051.-01-10.7	Burnet Road	6.00	RA-100
64	051.-01-10.8	Burnet Road	5.00	RA-100
65	051.-01-12.0	8419 Burnet Road	1.14	RA-100
66	051.-01-13.1	8424 Burnet Road	1.11	RA-100
67	051.-01-13.2	5363 State Route 31	0.97	RA-100
68	051.-01-13.3	5367 State Route 31	5.30	RA-100
69	051.-01-14.1	Burnet Road	25.85	R-15
70	051.-01-14.2	8450 Burnet Road	0.79	R-15
71	064.-01-06.3	Caughdenoy Road	1.32	RA-100
72	064.-01-08.0	5117 State Route 31	1.05	RA-100
73	051.-01-10.1	State Route 31	2.29	RA-100

Description of the Proposed Project

According to the information contained within FSGEIS, which incorporates the Draft Supplemental Generic Environmental Impact Statement (“DSGEIS”) and all of its appendices by reference, the Proposed Project would expand the Park.

The Park has many important attributes that make it particularly well suited to large-scale industrial use. The contemplated development of the Park, as evaluated in the FSGEIS, contemplates OCIDA’s focus on developing the expanded Park with a tenant or tenants in the semiconductor industry.

Specific future project development is anticipated to include site infrastructure consisting of internal roads, drainage culverts, waterlines, sewer and wastewater systems, electric, natural gas, stormwater management systems, lighting, landscaped areas, earthen berms and areas maintained as undeveloped natural buffers.

State Environmental Quality Review Process

On or about December 10, 2020, the Town received a letter from OCIDA seeking lead agency status for a coordinated review to be undertaken pursuant to the State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law and implementing regulations set

forth in 6 NYCRR Part 617. This environmental review was commenced to supplement OCIDA's prior environmental review and Environmental Impact Statement ("EIS") for the Park. The Town agreed that OCIDA was the proper lead agency and did not object to its request to serve as lead agency.

In accordance with the requirements of SEQRA, codified at Article 8 of the Environmental Conservation Law ("ECL"), and its implementing regulations, Title 6, New York Code Rules and Regulations Part 617, OCIDA, acting as lead agency, conducted a coordinated environmental review of the Proposed Project.

The Proposed Project was classified as a Type I action and also required the preparation of an EIS to assess potential significant adverse environmental impacts and to identify possible mitigation and/or alternatives to avoid or minimize those potential impacts.

On May 6, 2021, OCIDA, as lead agency, issued a *Notice of Completion of the Draft Supplemental Generic Environmental Impact Statement and a Notice of Public Hearing*. A public hearing was held on May 24, 2021 and comments on the DSGEIS were accepted by OCIDA until June 11, 2021. A total of 74 comments were received from the general public, some of which were duplicates, from a total of 64 commenters. In addition, two state agencies submitted comments.

Following issuance and public comment on the *Draft Supplemental Generic Environmental Impact Statement*, a *Final Supplemental Generic Environmental Impact Statement* was issued by OCIDA on July 16, 2021.

OCIDA, as lead agency, issued its *Findings Statement*, which included the following Certification to Approve/Fund/Undertake:

"Having considered the Draft and Final Supplemental Generic Environmental Impact Statement, and having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings that:

1. The requirements of 6 NYCRR Part 617 have been met; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigation measures that were identified as practicable; and
3. The project is not located in a coastal or inland waterway area subject to Article 42 of the Executive Law of the policies set forth in 19 NYCRR § 600.5, regarding coastal areas or inland waterways."

The above certification was signed on July 27, 2021 by Mr. Robert M. Petrovich, Executive Director, Onondaga County Industrial Development Agency, thus concluding the EIS process.

The Town, as an involved agency, relied on the identification and evaluation of the potential impacts, avoidance and minimization measures, and alternatives in the FSGEIS, which are summarized below, to make a final decision to undertake the Proposed Action.

Facts and Conclusions in the FSGEIS Relied Upon to Support These Findings

Purpose and Need for the Proposed Project

The Project purpose is to expand the Park to enable OCIDA to market the Park to a larger, more diverse mix of potential industrial and commercial developers by making the Project site more attractive to a broader scope of industries, particularly the semiconductor industry, bringing high tech and high paying jobs to Onondaga County. The Proposed Action would facilitate development of the Park as described in the FSGEIS, bringing the vision to reality and creating numerous benefits for the Town in the form of capstone developments that are regional destinations, increased tax revenue, and additional economic growth.

High-tech advanced manufacturing holds the promise of transforming the Onondaga County economy through new high paying jobs, significant financial investment and increased economic activity:

- The Park is expected to create thousands of construction jobs as well as permanent jobs should a semiconductor manufacturer chose this location. Luther Forest Technology Campus's experience, outside Albany, with its GlobalFoundries facility, is revelatory. In Saratoga County, the number of people employed between 2011 and 2021 increased 3.47%, while in Onondaga County the rate stayed flat.
- New jobs are expected to be high-paying, with the average salary for permanent positions to be approximately \$100,000+ annually.
- Bringing high-tech industry to the Park and Onondaga County is expected to generate a significant investment at the Park which will spark added investment in a variety of other companies and organizations in the area providing opportunities for students currently in the area or looking to move into Onondaga County.
- The investment in the Park will create a robust supply chain of companies that will service a high-tech advanced manufacturing organization.
- A reduction in poverty is anticipated from development of the Park. Looking at the Luther Forest Technology Campus's experience, between 2013 and 2019, the number of SNAP Benefits recipients in Saratoga County decreased at a rate (-4.03%), significantly greater than what was seen in Onondaga County (-1.73%).
- Development of the Park is anticipated to be an opportunity for all members of the community. Secondary benefits could include increased restaurant patronage, increased attendance at concerts and events, fully supported civic and cultural organizations, additional concerts or shows and a buzz typically associated with high-

tech hubs. Other growing cities have seen these types of projects positively impact their lifestyle environment.

- Semiconductor manufacturers have proven stable and sustainable in other locations in upstate New York including Cree in Marcy, NY and GlobalFoundries in Malta, NY. GlobalFoundries has invested \$15 billion in upstate New York development in the last decade and recently announced they are relocating their headquarters from California to Malta, New York and also investing \$1 billion dollars to build a second semiconductor fabrication plant in Malta.

Furthermore, development of the Park will bolster chip manufacturing in the United States and further national security. Chips are an essential part of everything that we do in the modern era. As technology has advanced, semiconductor chips have spread from computers and cars to toothbrushes and tumble dryers. Today, demand for chips is continuing to outstrip supply and there is a severe global chip shortage. The need and demand for chips, particularly in the United States, are extremely strong and are only expected to increase overtime.

In 2020, the Creating Helpful Incentives to Produce Semiconductors for America Act (a/k/a the CHIPS for America Act) was signed into law, a bipartisan piece of legislation that would invest tens of billions of dollars in semiconductor manufacturing incentives and research initiatives over the next 5-10 years to strengthen and sustain American leadership in chip technology, which is essential to our country's economy and national security.

Thereafter, on February 24, 2021, President Biden signed Executive Order 14017, directing a whole government approach to assessing vulnerabilities in, and strengthening the resilience of, critical supply chains, including the supply of chips. And, on June 8, 2021, the U.S. Senate adopted a major piece of legislation, known as the "U.S. Innovation and Competition Act," that would direct \$52 billion in emergency spending toward domestic semiconductor chip manufacturing in furtherance of its goal to incentivize U.S. manufacturing of the chips, which currently are primarily produced overseas. The Biden Administration views the current chip shortages plaguing the global economy as a national security issue.

Land

The Park's footprint consists primarily of undeveloped land. To the extent development exists, it is limited to residential, commercial, and public utility uses and structures (i.e., electric transmission lines, telecommunications towers) scattered along NYS Route 31 and Caughdenoy Road.

The Park contains multiple zoning designations, not all of which are compatible with the intended future use of the Park. Approximately 1,250± acres, 346± acres are already zoned as Industrial 2 (I-2) (9 parcels), 856± acres are zoned Residential Agricultural (RA-100) (53 parcels), and 36± acres are zoned One Family Residential (R-15) (2 parcels). Burnet Road comprises the remaining 12± acres that make up the expanded Park. Approximately 850± acres of land located on Caughdenoy Road west and north of the Park is zoned I-2, with additional parcels zoned RA-100. The parcels directly south of the Park along NYS Route 31 are zoned Highway Commercial (HC-

1) and RA-100. The parcel located adjacent to the southeastern corner of the Park is zoned Planned Development District ("PDD"). The expanded Park's eastern property line is the boundary between the Towns of Clay and Cicero.

While approximately one-quarter of the Park is zoned I-2, that amount of land has not been sufficient to market the Park to the semiconductor industry because it does not provide enough land to warrant the significant investment needed for a multi-fab semiconductor facility.

Future development of the Park must comply with the specific use, performance, and design requirements for that district. Additionally, the potential future development of the Park will be subject to site plan review and approval by the Town of Clay Planning Board, which may require alterations of the plan and impose specific design or other conditions associated with such development to ensure compliance with the Zoning Code. Visual buffering (e.g., retention of existing trees in certain areas), building and site design features, and other specific Project-related issues will be reviewed and coordinated as part of any future development to avoid and/or minimize potential adverse impacts to nearby properties.

The Town finds that the relevant potential land impacts associated with the proposed zone change have been identified and that those impacts have been avoided, minimized, or mitigated to the maximum extent practicable.

Water Resources

The Park is relatively flat to gently sloping. Groundwater is expected to flow northward, based upon regional topography and surface water drainage, which is consistent with the Park as it is proposed in the 2013 FGEIS and 2013 Findings Statement.

The expanded Park is not situated within a primary, principal, or sole source aquifer, although the proposed utility and sewer line routes are partially situated within unconsolidated, confined aquifers. The proposed road improvement is also located within this sand and gravel aquifer.

The Park includes several classified streams, including Youngs Creek and several of its tributaries. The proposed gas line connection crosses Shaver Creek and two of its tributaries. The proposed roadway improvements are not expected to comprise of any stream crossings.

There are no Federal Emergency Management Agency ("FEMA") mapped floodplains or Special Flood Hazard Areas within the Park or within the proposed gas line route. The site lies entirely within FEMA flood zone X, which is an area of minimal flood hazard. The preferred sewer line route, however, does have the potential to fall within a mapped FEMA floodplain. Some of the roadway improvements also have the potential to fall within a mapped FEMA floodplain.

Although the Town of Clay and the Town of Cicero are both designated Municipal Separate Storm Sewer Systems ("MS4"), the site is not located within either of the designated MS4 boundaries. The MS4 boundaries, however, are immediately south and east of the site. As part of the State Pollutant Discharge Elimination System ("SPDES") Construction General Permit and Stormwater Pollution Prevention Plan ("SWPPP"), which is an anticipated requirement of Park development,

a MS4 SWPPP Acceptance Form from the Town of Clay and/or Town of Cicero may be required, depending on the off-site locations of the stormwater discharges.

Construction and operational activities at the Park are not expected to have any significant impact to either groundwater and surface water quantity or quality. Furthermore, standard best engineering practices will be employed to minimize any changes to existing topography and vegetative cover which will minimize any related impacts to surface drainage and water quality. Moreover, future development of the Park will be required to comply with all applicable rules and regulations, including permitting requirements, for potential impacts to water resources.

The Town has taken a hard look at the potential water resource impacts from the proposed zone change and finds that they have been avoided, minimized, or mitigated to the maximum extent practicable.

Ecological Resources

The Project site includes a number of state and federal wetlands. Field reconnaissance, and if necessary, delineation, based on a conceptual plan for a specific development, will confirm the regulated status of wetland areas potentially impacted, if any.

Land cover types within the expanded Park are mostly consistent with the smaller footprint. Based on review of the National Land Cover Database ("NLCD") Land Cover data, more than three-fourths of the expanded Park is made up of upland cover types. These communities represent approximately 1,003 acres, which is approximately 80% of the expanded footprint.

There are no critical environmental areas or significant natural communities within or in the vicinity of the project area.

Based on the wildlife species previously observed on the site, potential development at the expanded Park has potential to affect common wildlife species and their associated habitats, although no substantial critical habitat loss is anticipated.

United State Fish and Wildlife Services ("USFWS") and New York State Department of Environmental Conservation ("NYSDEC") New York Natural Heritage Program ("NYNHP") identified the following federal-and state-listed threatened and endangered species as having the potential to be impacted by the Project: Sedge wren; Eastern massasauga; and Indiana bat. However, based on the available resources reviewed, there are no threatened and endangered animal species identified by the NYSDEC/NYNHP and USFWS known to inhabit or frequent the Project site. Further confirmation of the absence of these species and habitat at the park would be determined through site reconnaissance once a specific development for the Park is proposed.

Ecological resources, such as wetlands and wildlife habitat would be avoided and minimized to the maximum extent practicable through careful site planning and design. Mitigation is not anticipated if wetland areas are avoided. If a specific development design cannot entirely avoid regulated wetland areas, mitigation will be addressed at that time.

Future site development activities, including utility line construction and roadway improvements, however, will be monitored for any occurrence of the identified potential threatened, endangered, or species of special concern to ensure that construction activities will avoid any direct harm to these listed species. Additional coordination with NYSDEC will also be made prior to the commencement of development activities for concurrence and further guidance, as wildlife/habitat survey(s) may be required (i.e., a grassland breeding bird survey).

The Town has taken a hard look at the potential impacts to ecological resources to the maximum extent practicable associated with the proposed zone change and finds that the proposed mitigation measures will avoid, minimize and mitigate such impacts.

Air Resources and Odor

Air emissions resulting from potential development of the proposed expanded Park may be associated with mobile and stationary sources, including transportation vehicles and manufacturing processes, respectively. Potential sources of emissions may be related to manufacturing support systems, heating and cooling, storage tanks, wastewater treatment, and site utilities such as boilers, chillers and back-up generators.

All future industrial development will be subject to applicable air emission permitting under NYSDEC. Such an application will be required to be submitted to NYSDEC who will, in turn, review the application in accordance with all applicable state and federal laws, and impose appropriate permit conditions. NYSDEC will also undertake a review of the potential development's greenhouse gas ("GHG") emissions under the Climate Leadership and Community Protection Act ("CLCPA"). Facilities locating within the Park will have to meet air emission permit requirements designed to meet the National Ambient Air Quality Standards ("NAAQS") and comply with all applicable regulatory requirements. NYSDEC will impose, as appropriate, permit conditions to implement emission control equipment and other operating parameter and conditions, which any prospective tenant will be required to abide by. In addition to the permitting requirements, mitigation for air pollutant emissions include material handling protocols and industrial good housekeeping practices. OCIDA will also take a proactive approach to addressing sustainability, climate change and seek to reduce GHG emissions.

Odors can result from emission of organic and inorganic compounds. Similar to the mitigation proposed for air impacts, odors will be minimized via the use of a variety of controls to reduce the concentration of pollutant emissions.

With respect to mobile emissions, road and intersection improvements adjacent to the Project site will provide for smoother traffic flow and reduced delays along access roads to the Park. Movement of goods and materials for use by rail will help reduce the amount of truck traffic to and from the Project site. Combined these efforts are expected to generally reduce air emissions associated with potential future development of the Park, including GHG emissions.

Construction-related air quality impacts will be temporary, and mitigation will be implemented to control fugitive dust problems by sweeping and wetting down road surfaces and laydown areas used by haul vehicles. In addition, existing vegetative buffer areas will be maintained to the greatest extent practicable on-site to reduce wind-blown dust. Maintaining vegetated buffer areas

and re-vegetating disturbed areas as soon as practicable along the periphery of the Park and internally alongside wetlands and other surface features will help control stormwater runoff and fugitive dust from moving off-site. Erosion and sediment control practices for sediment and dust will be implemented on-site and along utility routes being utilized for the installation of utilities.

The Town finds that the relevant potential air and odor impacts for the proposed zone change have been identified and that such impacts have been avoided, minimized, or mitigated to the maximum extent practicable.

Visual & Aesthetic Resources

The Park is presently undeveloped and generally consists of a mix of large upland areas of open field (former agricultural land), shrub and woodland areas interspersed with wet areas. Topography in the area is generally flat to gently sloping. In general, the predominance of vegetation surrounding the site and the relative lack of development contributes to the area's rural character.

National Grid's Clay electrical substation west of the OCIDA site and the transmission towers and high voltage power lines that spread outward from the substation into and across the northern one-third of the site are dominant elements in the local visual environment. The existing CSX rail line also contributes to the somewhat industrial nature of the area. A cell tower located north of NYS Route 31 near the Park's southeastern corner as seen above also influences local views near the site.

The relative lack of significant development in the immediate vicinity of the Park, especially views from NYS Route 31 and points east, west, and south of the Route 31 corridor creates the sense of a rural area both during daytime and nighttime periods. Nighttime lighting is generated by existing residential and small businesses as well as by vehicular traffic on local roads. The area does not possess the more suburban characteristics of developed areas located one-half mile or more to the east, west, and south where residential and commercial development has been occurring in recent years.

Distant views of the Park are very limited due to existing stands of woodland and shrub vegetation. The area lacks elevated viewpoints from which the Project can be seen. Most views are therefore highly localized and in general well within one to two miles or less from areas surrounding the Project site. Views of the Park are most significant from Caughdenoy Road and to the east across open fields and farmlands and former farmlands along Burnet Road. A total of 52 sensitive receptor locations were identified that could potentially be impacted by future development of the Park.

Sites determined to have partial or open views to the site will be further assessed once there is a specific development proposal and site development plans are advanced. The developers will work with the county and local agencies during the site development process to identify the best strategies to mitigate any potential visual impacts from the proposed development. Each site will be individually reviewed based upon the site development plans to determine the type and extent of the visual impacts, and to reach consensus on the most appropriate site-specific methods of mitigating those impacts.

Best management practices implemented during design and construction of the Park will mitigate several visual impacts that could occur with potential industrial development of the Park.

With respect to lighting, the Project site is predominantly undeveloped, therefore, there is very little light being generated from the site. Light generating sources in the area consist primarily of residences and the cell tower located onsite along NYS Route 31 which has two red warning lights mounted approximately at the mid-point of the tower.

Any facilities potentially established in the Park will require exterior lighting in the form of roadway, parking lot, and building exterior lighting, to provide adequate safety and security for the employees and visitors to the site. The goal of the site lighting plans will be to provide the necessary light levels for safety and security onsite, while avoiding or minimizing glare, reducing light trespass, and reducing skyglow. Various mitigation measures, including the use Dark Sky friendly lighting fixtures, implementation of Illuminating Engineering Society ("IES") Recommended Practices for lighting of exterior environments (RP-33-99) and for parking lots (RP-20), directing light downward using techniques such as cutoff fixtures and shielding as well as compliance with highway lighting manuals will be implemented as appropriate.

The Town finds that the relevant potential aesthetic impacts associated with the proposed zone change have been identified and that such impacts have been avoided, minimized, or mitigated to the maximum extent practicable.

Cultural & Archeological Resources

A Phase I Archaeological Survey Report was conducted for the 340± acre Park footprint in 2014 which resulted in a "No Effect" finding on historic properties listed or eligible for listing in the National Register of Historic Places. In 2021, NYSDEC provided that the statewide inventory of archaeological resources records, maintained by the New York State Museum and the New York Office of Parks, Recreation and Historic Preservation, and the expanded Park is not located within a previously designated archeological sensitive area.

Per the New York State Cultural Resource Information System ("NYS CRIS"), 13 previously identified above-ground historic resources are located within the expanded Park area. Seventeen additional previously evaluated resources are located within the immediate vicinity of the expanded Park. Of the 30 previously identified resources, one resource has been determined eligible for listing in the National Register of Historic Places by OPRHP, and 20 have been determined ineligible. The eligibility status of the remaining 9 resources is undetermined.

The proposed underground utility corridors are primarily located within existing rights-of-way and their construction is not likely to impact above-ground historic resources in the vicinity of the proposed routes.

According to NYS CRIS, the expanded Park is not located within an archaeologically sensitive zone. Small portions of the utility corridors map overlap with archaeologically sensitive zones near previously identified historic-period archaeological sites, but the utility corridors are primarily within previously disturbed areas and rights-of-way.

Any future development of the Park will require consultation with the State Historic Preservation Office ("SHPO"). OCIDA will follow the recommendations of SHPO with regard to any further evaluation of cultural and archeological resources within the expanded Park at the time there is a specific development proposal.

The Town finds that the potential impacts to cultural and archeological resources associated with the zone change proposed have been avoided, minimized and mitigated to the maximum extent practicable.

Transportation/Traffic

Operational Traffic: The impacted traffic area includes both the Town of Clay and Town of Cicero in New York.

The future development of the Park will add new vehicle trips to the adjacent road network, most notably along NYS Route 31 and adjacent sections of Caughdenoy Road. Traffic is also projected to increase from other developments occurring in the area and will change the existing levels of service ("LOS") at certain intersections along NYS Route 31.

In consultation with the NYSDOT, a traffic impact study ("TIS") was prepared to evaluate the existing traffic conditions within and adjacent to the Proposed Project area, and to assess the potential transportation impacts to the highway system from expansion of the Park. Capacity analysis was performed as well as a crash analysis for three locations from the 2017-2019 High-crash Location list.

Overall, the transportation network with Development and Build improvements will operate better than existing conditions. With the proposed recommendations, the study area will maintain an acceptable Level of Service of D or better in design year 2024.

Based on the TIS recommendations, mitigation options were considered as well as crash reduction measures. Once there is a specific development proposal and a site plan is available, such that vehicle volumes and movements are more predictable, OCIDA will work with NYSDOT to confirm the exact nature and extent of potential operational and safety impacts associated with the development, evaluate NYSDOT's recommendations and adopt final traffic improvement mitigation measures.

Construction Traffic: Prior to site construction, including the installation and extension of utilities, a maintenance and protection of traffic plan will be prepared by the contractor(s) to maintain safe and adequate traffic flow in the construction areas. The contractor(s) will be required to consult with the appropriate State, County and local Town highway officials to identify construction routes and traffic safety procedures. The NYSDOT will be consulted, and permits will be obtained for work along any state routes, including NYS Route 31 and working within the State right-of-way. The Onondaga County Department of Transportation will be consulted, and permits will be obtained for work along any county routes, including Caughdenoy Road and within the County rights-of-way.

To minimize the disruption to traffic along affected roadways, it is anticipated that directional drilling under existing roads will be utilized to the maximum extent practicable in installing and/or extending utilities, including the proposed sewer force main. In addition, traffic control procedures will be implemented during construction consistent with State and local requirements. Mitigation measures will include, but not be limited to using flag persons, warning and directional signs, and temporary detours.

The Town finds that the relevant potential traffic impacts associated with the proposed zone change have been identified and that such impacts will be avoided, minimized, or mitigated to the maximum extent practicable.

Utilities and Community Services

The Proposed Project will increase demand for electric, natural gas, and water/sewer service; and require a connection between the Park to the Gas Regulator Station, installation of new gas mains, various utility improvements and potentially the need for industrial wastewater pre-treatment on-site. In addition, OCWEP previously commenced the design of the conveyance infrastructure to serve lands within the surrounding district and future development areas.

Existing electric, natural gas, and water utilities are located in the vicinity of the Park. The estimates of the potential demands for electric, gas and water supplies, and estimates of sanitary waste volumes necessary to attract to the proposed expanded Park are as follows:

- Power—up to 500 megavolt-amperes (“MVA”)
- Water — 5 million gallons per day (“MGD”)
- Wastewater — 4 MGD
- Natural Gas — up to 7,000 meters cubed per hour

These capacities are adequate to accommodate high technology industries including, but not limited to, semiconductor and semiconductor manufacturing.

Temporary impacts will be mitigated through proper construction and best management practices. Disturbed areas will be re-graded and reseeded to pre-construction conditions.

Wetland mapping shows that federal and state wetlands are potentially present in certain parts of the proposed routes of the utility improvements. Should field surveys verify regulated wetlands are present during the course of preparation for utility line construction, the proposed force mains and gas line will be installed through wetland areas using horizontal directional drilling (“HDD”) methods to avoid adverse impacts.

Community services in the vicinity of the Park include fire, police and emergency response, parks and recreation, schools and other community services such as places of worship.

Future tenants of the Park are expected to provide security and basic emergency preparedness programs for their own facilities. New York State and federal regulatory agencies, such as the United States Environmental Protection Agency (“USEPA”), have specific requirements for managing hazardous materials which may be stored on site. Tenants will be required to adhere to

all such regulatory requirements. With the life safety, security and emergency response provisions required of future Park tenants, development of the expanded Park is not anticipated to create a burden on the provision of police, fire, and emergency services.

Development of the Park will not result in the loss of public open space.

The extensive regional opportunities for outdoor recreation will easily accommodate the potential increase in population that is brought to the area by employment opportunities in the Park. Potential development of the expanded Park is not anticipated to create adverse impacts on community parks and/or recreation facilities.

It is assumed that the future employment opportunities at the Park could bring up to 4,000 new households to the area. This increase in the student population is not anticipated to place an undue burden or create adverse impacts on local schools and educational services.

OCIDA intends to acquire the property on which the Upstate New York District Church of the Nazarene is located by negotiated purchase or pursuant to the EDPL and other applicable law. No other impacts to places of worship is anticipated.

The Town finds that the potential impacts to utilities and community services associated with the zone change will be avoided, minimized and mitigated to the maximum extent practicable.

Effect on the Use and Conservation of Energy Resources

The expanded Project Site is capable of supporting a mix of industrial and/or commercial use facilities located in a campus-like setting. The facilities will consume natural gas and electricity as a result of normal operations.

Commitment and indication of adequate capacity from National Grid to support the expanded White Pine Commerce Park with Natural Gas and Electric utility service was received. It is anticipated that approximately 25 acres of the site could be used for a potential electrical substation and gas regulator station to support the energy needs of the expanded project site. This space has potential to be a central energy facility intended for energy distribution to the campus facilities and buildings while minimizing the quantity of equipment needed and maximizing energy efficiency.

It is in the best interest of any industry locating at the expanded Park to be as energy efficient as possible to control operating costs as well as contribute to achievement of NYS initiatives and energy objectives. New facilities systems are expected to be designed to be highly energy efficient using the latest technologies in energy use and conservation which represent the most cost effective and responsible approach for the industry.

Buildings and uses designed for the expanded Park will be constructed utilizing equipment and systems in compliance with energy conservation and building code standards as set forth by New York State Construction Codes. Incentives are also available to industry within New York State with a clear intent to promote and reward the use of energy efficient systems and policies.

The Town finds that the relevant impacts to use and conservation of energy resources associated with the zone change have been identified and that such impacts will be avoided, minimized, or mitigated to the maximum extent practicable.

Noise

Receptors potentially sensitive to noise in the project area are generally single- and multi-family residential homes along Caughdenoy Road, NYS Route 31, Verplank Road, and surrounding roadways. Highly sensitive receptors such as schools, libraries, hospitals, and parklands do not exist near the Park, although two local parks are located to the west and southeast along NYS Route 31.

Operation of the Park is not anticipated to increase sound levels above current daytime levels at surrounding property lines or sensitive receptors. Operation of the Park may increase sound levels above current nighttime levels at surrounding property lines or sensitive receptors by up to 4.4 decibels. Per NYSDEC guidance, sound level increases of this magnitude are considered "unnoticed to tolerable," and present the potential for adverse impacts only in cases of the most sensitive receptors. Temporary and intermittent construction activities at nearby receptor property lines has the potential to increase sound levels by more than 10 decibels.

Various mitigation measures, including site layout, operations schedules, natural buffers, vegetative screening, earthen berms or engineered sound barriers and noise reduction mufflers for construction equipment, will be employed as appropriate to mitigate potential noise impacts.

The Town finds that the relevant noise impacts associated with the zone change have been identified and that such impacts will be avoided, minimized, or mitigated to the maximum extent practicable.

Human Health

Due to the anticipated construction and operations of the expanded Park, there could be activities that cause some degree of change to the physical aspects of the surrounding area, including the potential for increased traffic, air emissions and noise. These changes have the potential to cause small to moderate impacts to the human health of surrounding residents including the sensitive receptors identified above.

Minimization and mitigation for temporary impacts during construction activities include restrictions on site access, hours of construction activity, delivery of equipment and materials to the site, measures to control dust from disturbed soil, best management practices for temporary fuel storage, and flagging/traffic control measures to protect all modes of travel within any construction area or public right-of-way.

During future operations, general impact minimization and mitigation measures will require that the future site tenants obtain all necessary local, state, and federal permits, demonstrating that they are developing and operating the site in accordance with all regulatory requirements and laws. Mitigation measures for potential impacts related to traffic, air quality and noise will include improvements in intersection designs, implementation of air emission control devices, compliance

with air emission limits, and use of vegetative/earthen noise barriers between new facilities and neighboring properties.

The Town finds that the relevant human health impacts associated with the zone change have been identified and that such impacts will be avoided, minimized, or mitigated to the maximum extent practicable.

Community Character

The Town of Clay is the largest suburban town in Onondaga County. The Town has a diverse economic base, and industrial uses are scattered throughout the Town, including a developed industrial corridor between Henry Clay Boulevard and Morgan Road approximately 5 miles southwest of the Park. The character of the area immediately surrounding the Park remains generally rural in contrast to the more developed areas of the Town of Clay and nearby Town of Cicero.

NYS Route 31 represents the primary east-west traffic corridor in the Town of Clay north of I-481 and carries a high volume of traffic between Clay and Cicero. Nearly all travel in the vicinity of the project site is by personal vehicle. There is little public transit and pedestrian use along major roadways, including NYS Route 31, and the area immediately surrounding the proposed expanded Park lacks sidewalks or other pedestrian facilities (crosswalks, etc.) that would otherwise encourage pedestrian use. While NYS Route 31 is a designated part of New York State Bike Route 5, bicycling activity is not typical along the road or surrounding area. The CSX rail line that provides freight service crosses NYS Route 31 southwest of the Park.

Visually, the western portion of the expanded Park contains few structures or natural features of any significance. The topography of the area is generally flat, which is typical of the Town of Clay and the northern portion of Onondaga County. Undeveloped areas contain mixed upland and wetland vegetation including grasses, shrubs, and woodlands. The area of the expanded Park that includes Burnet Road contains approximately three dozen residential properties that have been or will be acquired by OCIDA through voluntary purchase agreements or pursuant to the EDPL to help establish the expanded Park footprint.

Electrical utilities, including the National Grid electrical substation located just west of the Park. NYPA and National Grid transmission lines as well as a telecommunications tower are prominent visual features in the area.

Existing development in the area surrounding the existing Park is either low density single-family suburban style housing or older style rural homes and former farmland. A few business and commercial uses exist along Caughdenoy Road and NYS Route 31 west and south of the Park. With the exception of the area extending north of the Park for several miles that remains largely rural and undeveloped or sparsely developed, surrounding areas in other directions become more densely developed farther away from the Park.

To avoid or minimize potential adverse impacts to the extent practicable, the potential future development of the expanded Park will occur subject to the design features, conditions, and mitigation measures required by the Town of Clay Town and Planning Boards in accordance with

the requirements of the Zoning Code. OCIDA will work with the Town Board and/or Planning Board to identify specific issues or areas of concern and develop specific measures to address or alleviate such concerns to ensure the objectives of the Project are achieved while also minimizing or mitigating development related impacts on the surrounding community.

Undeveloped portions of the Park will likely be maintained as wetlands, vegetated greenspace and integrated into stormwater management and other site design features. Additionally, greenspace would be used to meet setback requirements or other design thresholds that may be included in a site plan. Greenspace may also be incorporated in the tenant facility design/layouts to serve aesthetic purposes, establishing a campus-like setting for tenant employees and visitors.

The Town finds that the potential impacts to community character associated with the zone change have been identified and that such impacts will be avoided, minimized, or mitigated to the maximum extent practicable, subject to the Town's review of any project specific application concerning the future use and development of the expanded Park.

Solid Waste Management

As a result of the proposed Park expansion, there is a potential for increased generation of solid and hazardous wastes. The impact will not be significant in terms of total service area and capacity. It is anticipated that local haulers will provide adequate services to the Park, as is currently being provided to other businesses and industrial users in the County.

Management and disposal of solid waste will be consistent with the goals established by the Onondaga County Resource Recovery Agency ("OCRRA") in its September 2016 Solid Waste Management Plan Update. It is anticipated that a Project site developer will institute measures to reduce solid waste generation, reuse materials (where possible), and institute recycling measures. These "best-management" practices are cost-effective alternatives to off-site disposal.

Transportation and disposal of non-hazardous solid waste will be coordinated with a licensed solid waste hauling firm. Future development and operations within the Park will be required to comply with Chapter 194 of the Town's Solid Waste Code.

Various types of hazardous waste may be produced as a result of the potential manufacturing activities that could take place at the expanded site. It is possible that up to approximately 60,000 tons of hazardous waste could be generated per year. Hazardous waste that is generated, treated, and stored will be controlled by permits and regulations administered by NYSDEC and USEPA, under the Resource Conservation and Recovery Act ("RCRA"). Off-site disposal of hazardous waste would be coordinated with a licensed hazardous waste hauler and one or more permitted treatment/disposal facilities.

Generation of waste products has the potential to create a small to moderate impact if not handled properly and in accordance with State and Federal regulations. However, any such impacts will be mitigated through the use of engineering controls, staff training, best-

management practices, and regulatory compliance with State/Federal permits, laws and regulations will be instituted.

The Town finds that the relevant solid waste management impacts associated with the zone change have been identified and that such impacts will be avoided, minimized, or mitigated to the maximum extent practicable.

Topography, Geology, & Soils

The topography of the Project Site is relatively flat to gently sloping, with site elevations ranging from about 380 to 430 feet above mean sea level ("ams1"). Highest elevations are in the southern portion of the site near NYS Route 31 and the lowest elevations occur in the north part of the site. The site drains to the north towards Youngs Creek, which is a tributary to the Oneida River. Elevation at the expanded Park is most variable along a small ridge located in the central portion of the site. This feature is located approximately 2,000 feet north of NYS Route 31 and generally runs parallel to the road for approximately 3,000 feet. Any potential impacts to topography of the proposed expanded Park would be relatively minor.

The surficial deposits in the vicinity of the expanded site consist primarily of lacustrine silts and clays deposited in former glacial lakes. These are generally fine-grained and laminated soils. Bedrock beneath the site is mapped as dolostone/limestone, belonging to the Lockport Group. No bedrock outcrops have been noted on the project site. There are no mineral resource extraction areas (gravel pits, mines, quarries, oil/gas wells, etc.) present on the expanded site and the area is seismically stable. Site development will not affect any geologic resources since there are no unique geologic features at the expanded site or in the immediate vicinity. Shallow bedrock is present in some portions of the site. If blasting is used during construction, a blasting plan will be required.

Similar to the Park as evaluated in the 2013 Findings Statement and 2013 FGEIS, the expanded site contains a variety of soils. Based on the physical features of the expanded site, the most likely area for development is west of Burnet Road. In this area, the amount of hydric soils (Cd, Fl, and Pb) is approximately 18.7 acres. Hydric soils are characterized by poor drainage. Portions of the expanded site were used for farming in the past. About 40% of the Park soils are considered prime farmland and 9.7% of soils are farmland of statewide importance. Although agriculturally viable soils exist on the site, actual agricultural activity is limited. Most of the expanded site is currently vacant woodlands. Agricultural activities (primarily hayfields) are located at the northern end of Burnet Road. Some cultivated fields also exist in this area. No designated Agricultural Districts exist on the project site and the closest Agricultural District is approximately one-mile northwest.

Although the property currently has only limited agricultural use, future development as a business park/manufacturing site will reduce the availability of suitable agricultural soils. This will result in a small, unavoidable impact. Mitigation for soils is anticipated to include the requirements of a SWPPP, stockpiling and reuse where practicable and feasible. . Offsite utility trench construction will require a NYSDEC SPDES permit for construction. This permit will require that erosion control and site restoration measures be established to mitigate any potential impacts to soil.

The Town finds that the potential impacts to topography, geology, and soils associated with the zone change have been identified and that such impacts will be avoided, minimized, or mitigated to the maximum extent practicable.

Growth-Inducing Impacts

The Proposed Project is expected to have population and infrastructure-induced growth-inducing impacts.

Population Growth: Development of the expanded Park will result in some direct and secondary growth impacts to the surrounding community. Direct impacts will result from the development of the Park itself. Secondary impacts such as industrial-related support businesses or other commercial businesses being established near the Park are also possible.

Direct impacts will include job creation both on a temporary basis during construction and long-term employment once buildings and ancillary facilities are completed and become operational.

Most job opportunities created during construction will be filled by the local labor pool. However, the generic development of the expanded Park studied in the FSGEIS estimated that development of the Park will bring approximately 4,000 full-time high paying jobs to Onondaga County. The potential exists for many of these new jobs to be filled by people that are not currently living within the Syracuse Metropolitan Area, meaning that there could be a proportional increase in the number of households as well as the need for new housing.

It is estimated that the North Syracuse Central School District enrollment would increase by approximately 1.6%. This increase in school population is not anticipated to place an undue burden on local schools and educational facilities, mainly due to the recent decline in the Syracuse Metropolitan Area population and resulting decline in the student aged population.

Infrastructure-Induced Growth: The development of the expanded Park will necessitate the construction of new infrastructure. The most important infrastructure improvements that are needed to support the proposed development include the traffic mitigation improvements, the installation of sewer force mains being designed to support the greater Oak Orchard District and a gas line.

Utility connections on-site will not result in substantial growth-inducing impacts since its effects will be in support of on-site uses, but these new utilities could encourage some new growth along their conveyance routes. The availability of public sewer has the potential to foster additional development in this portion of the Town of Clay, which remains relatively undeveloped at the present time. The ability to tap into the force mains is subject to State, County and Town of Clay review and approvals.

Transportation improvements along the NYS Route 31 corridor could also accelerate and accommodate increased development activity. Traffic improvements will be required along NYS Route 31 as development occurs. Traffic mitigation improvements proposed to support the

expanded Park are not likely to induce further growth alone without other improvements along the corridor.

Development in the vicinity of the expanded Park could take several different forms at varying scales and densities depending on real estate market conditions and trends when new sewers come online. It is expected that future development in the vicinity of the Park will be in accordance with the Town of Clay Zoning Code and any related regulations or requirements in effect at the time.

The Town finds that the potential impacts from growth-inducing impacts associated with the zone change have been identified and that such impacts will be avoided, minimized, or mitigated to the maximum extent practicable. Development of residential uses could also occur in the vicinity of the Park as the result of sewer availability. Residential uses, perhaps as new residential subdivisions along NYS Route 31 south and east of the Project site may occur in areas presently zoned as RA-100. All new development that occurs off-site will be subject to Town of Clay zoning requirements and site plan review. Such projects will also be subject to an environmental review under SEQRA conducted by the Town and/or other Involved Agencies at the time a specific project is proposed. Potential adverse environmental impacts will be identified, evaluated, and subject to project-specific mitigation measures on a case-by-case basis as part of the SEQRA review process.

Cumulative Impacts

It is anticipated that the expansion of the Park and future development of the Park for industrial semiconductor manufacturing will induce similar cumulative impacts and effects to the area. It remains possible that the expanded Park could be a catalyst to additional industrial and business development in this area, particularly the area to the west of the Park along Caughdenoy Road that is already zoned for industrial uses (I-2). The addition of the sewer line to and through this area further adds to the attractiveness to develop this area for industrial or business use.

The development of the expanded Park or any surrounding areas that develop as a result of development at the Park could create positive cumulative impacts and economic spin-off. This could include an increase in employment opportunities, increases in local discretionary spending providing additional sales tax revenues to State and local governments, demand for new goods and services to support businesses, and further diversification of the tax base of the Town of Clay. It will also likely make this area attractive to industrial and business uses as well. All new development that occurs off-site will be subject to Town of Clay zoning requirements and site plan review (or other municipality entitlements process). Such projects will also be subject to an environmental review under SEQRA conducted by the Town and/or other Involved Agencies at the time a specific project is proposed. Potential adverse environmental impacts will be identified, evaluated, and subject to project-specific mitigation measures on a case-by-case basis as part of the SEQRA review process.

Potential new growth and economic expansion could create some adverse cumulative impacts. Changes in surrounding land use could put additional demand on sewer capacity and wastewater treatment at the Oak Orchard WWTP and may require upgrades to capacity at the plant to support future growth in the area. The conversion of undeveloped land to other uses will cause a loss of vegetation and wildlife habitat. Encroachment and impacts to features including but not limited to

wetlands and floodplains may occur. Changes in visual character from relatively undeveloped land to increased densities may also result. Depending on the nature and extent of development, there may be increased demand on municipal services for fire, police and emergency services. There may also be increased demand on housing, schools and local utilities. Mitigation of these potential impacts will be determined as new development projects are introduced and will need to be coordinated at that time with the Town of Clay and possibly other entities and Involved Agencies.

Road improvements, the provision of infrastructure, particularly expanded sanitary sewer capacity at the Oak Orchard Wastewater Treatment Plant, and the potential cost implications for increased municipal services in anticipation of further development of the area would require local, State and federal funding.

The establishment and implementation of policies at the Town and County level will be required to manage land use and infrastructure development along and especially north of the NYS Route 31 corridor to control the potential for adverse effects of additional development in the area.

Given the foregoing, the Town concurs with OCIDA that the proposed measures will minimize or mitigate the potential impacts such that none of the potential cumulative impacts are significant.

Unavoidable Adverse Environmental Impacts

Future development of the expanded Park as evaluated in the FSGEIS will result in the following unavoidable impacts:

Construction Impacts: It is expected that the expansion of the Park and subsequent construction activities during the development of the Park will generate some temporary impacts as an unavoidable consequence of the development of the Park. These impacts and their intensity will vary throughout development of the Park. Impacts are likely to include an increase in truck traffic on nearby roads, primarily NYS Route 31 and Caughdenoy Road as construction workers and materials are transported to and from the Project site.

Heavy machinery and construction equipment will be used throughout construction. As a result, noise levels will increase in surrounding areas during construction activity. Limiting the placement and storage of equipment and materials as far as possible from residences surrounding the Park will help to mitigate the increase in noise levels. Construction activities will also be limited to normal daytime hours whenever possible consistent with the Town of Clay Noise Ordinance requirements to minimize impacts to nearby residents.

Excavation and the transport of materials have the potential to create fugitive dust from unpaved surfaces depending on wind direction and drying conditions. Dust will be controlled by sweeping adjacent roads to the Project site and watering access roads on site as needed. In addition, in compliance with State water quality and stormwater management regulations future development will require a complete detailed Erosion and Sediment Control and SWPPP prior to any construction. These plans will be developed by future project tenants in compliance with all local, State and Federal regulations. Contractors working on site will also be required to follow best

management construction practices to reduce the potential for soil erosion, dust, noise, traffic and other construction impacts.

Traffic: An increase in traffic will result from construction and development of the expanded Park. Traffic is also projected to increase from other developments occurring in the area and will change the existing levels of service at certain intersections along NYS Route 31. Therefore, roadway improvements along NYS Route 31 are proposed based on existing and future traffic volumes. Regardless of development at the Park, transportation improvements will be required along NYS Route 31 as other development occurs over time.

Air Quality and Noise: Future industrial use at the expanded Park will result in increased traffic, including employee vehicles, trucks, and the possible use of rail which will increase noise and air emissions from the Park area. There will also be an increased use of energy, water and wastewater treatment resulting from development, but the exact degree of increase is unknown at this time. The use of natural gas for process heat demands and thermal oxidizers for the destruction of volatile organic compounds will generate combustion related air pollutants. The use of chemicals in manufacturing processes will generate non-combustion air pollutants. Emission control equipment will be utilized to reduce the emission rates and overall volume of released pollutants.

Ecology: Areas of open field cover type within the Park will be developed. It is anticipated additional upland shrubland and woodland habitat areas will also be affected. Impacts to state and federal jurisdictional wetlands will be avoided to the maximum extent practicable, but to the extent a specific development project cannot entirely avoid or minimize impacts to wetlands, associated habitat areas may also be impacted by development of the Park. Much of the Park will maintain its natural habitats as areas set aside from development. Some areas on site that may experience temporary disturbance from construction activities could return to vegetated locations (*i.e.*, storm water management areas, landscaping, and visual buffers). As such, suitable wildlife habitat will be present in the Park in areas avoided by development or that are restored following construction.

Visual Character: The development of the expanded Park site will alter the visual character. The future development at the expanded Park will instead include industrial buildings, parking areas, support facilities, and internal roads. It is anticipated that during the development at the expanded Park the wetlands within the Park will remain undeveloped.

Visual changes resulting from construction and development are unavoidable. Measures to reduce the effects of visual changes include the placement of additional vegetative buffers and landscaped berms at key locations around the site, particularly along the western and southern periphery of the site to screen views and mitigate noise.

The need for specific visual mitigation measures will be determined once tenants are known and the degree of potential visual impact is determined. Building placement, the use of attractive building materials and structural design features and landscaping will be encouraged by OCIDA to enhance the appearance of buildings and grounds. Appropriate lighting fixtures and other site design features will be determined in coordination with the Town of Clay's site plan review process.

Displacement of Existing Property Owners: In order for Project objectives to be achieved, OCIDA must increase the size of the Park to make it more attractive to potential future tenants, specifically tenants in the semiconductor industry. The proposed expanded Park footprint requires that OCIDA acquire certain residences along Caughdenoy Road, NYS Route 31 and approximately 3 dozen residences along Burnet Road.

As of the date of this Findings Statement, these residential properties have either been acquired or will be acquired by OCIDA through negotiated purchase agreements or pursuant to the EDPL and existing owners will need to relocate. OCIDA must also acquire the property on which the existing telecommunication tower is located.

While the removal of the aforementioned residences and tower are unavoidable, owners will receive fair market value for their properties, as well as other types of compensation, thus enabling them to relocate within the Town of Clay or elsewhere.

Although the aforementioned impacts cannot be entirely avoided, based on the minimization and mitigation measures identified in the FSGEIS and summarized above, the Town agrees with OCIDA that none of the impacts identified are significant.

Irreversible and Irretrievable Commitment of Resources

The natural and human resources that will be consumed, converted, or made unavailable for future use by implementation of the Project are summarized below.

The irreversible commitment of physical resources will include the conversion of approximately 4.0 million square feet of the expanded Park to building footprint and additional support facilities in support of industrial semiconductor uses. There will also be 50± acres of parking (which may include parking garages), loading areas, access and internal circulation roads at the expanded Park.

Development of the Park will require soil disturbance as well as the loss of vegetation and wildlife habitats. However, the goal will be to avoid wetlands and mature habitats to the maximum extent practicable. Topsoil will be stockpiled for use on-site for landscaping, whenever possible. Trees removed for development will be considered for sale as timber and other vegetation cleared from the Project site will be recycled as mulch and landscaping, when practicable.

Development will include the commitment and consumption of building and construction materials including concrete, asphalt, steel, lumber, plastics and other raw materials and finished products.

Development will require the consumption of water, electricity, fuel (gas and diesel), oil and other petroleum products. Additional materials and energy resources will be consumed by tenants for industrial processes. The provision of utilities for water, sewer, electrical, natural gas, and telecommunications will be required throughout construction and operation of facilities.

The project will also require public and private services, including, but not limited to, solid waste disposal, police, fire and emergency services, as expected with any large-scale development. Commitment of these resources is an anticipated outcome of an industrial park's development.

Based on the minimization and mitigation measures identified in the FSGEIS and summarized above, the Town agrees with OCIDA that none of the impacts identified are significant.

Alternatives

The Town has reviewed the alternatives analysis prepared by OCIDA, which consists of a range of reasonable alternatives, including a no-action alternative; the Park as considered in 2013 (keeping the size of the Park to 340+ acres); a smaller expansion; and an alternative location, which would effectively leave the existing Park vacant as is and thus resulting in either no development at that site or a smaller development footprint.

The No Action Alternative would not meet the goals and objectives of OCIDA, and although the impacts associated with the Proposed Project would not occur, by maintaining the status quo, the greatest potential adverse impact would be to the community, as well as the state as a whole and the nation, which would not benefit from the promise of transforming the Onondaga County economy through new high paying jobs, significant financial investment and increased economic activity associated with high-tech advanced manufacturing. The same is true to a smaller expansion or development of the Park as considered by OCIDA in 2013.

With respect to alternative sites, the Park already exists and represents a substantial footprint of prime developable land that is appropriately zoned for industrial development. To start anew would effectively render the existing Park unusable as OCIDA's long-standing efforts to develop the Park as intended in 2013 have proved fruitless. Further, after looking at alternative sites for the last 20 years, OCIDA has determined that there are no other viable locations in Onondaga County that meet the stated purpose of the Project, which is to bring high-tech facilities and high paying jobs to Onondaga County in furtherance of OCIDA's mission.

There are no other sites in Onondaga County to accommodate a developer from the semiconductor industry that contain sufficient land acreage and proximate to the necessary electric, gas, water and wastewater infrastructure.

The Town concurs with OCIDA and finds that the expansion of the Park as proposed by OCIDA and evaluated in the FSGEIS is the alternative that best minimizes impacts to the environment while providing significant benefits and meeting OCIDA's goals and objectives for the Proposed Project.

For Further Information:

Contact: Mark Territo
Commissioner of Planning & Development

Address: Town of Clay
4401 Route 31
Clay, New York 13041

Telephone: 315-652-3800

Email: planning@townofclay.org

CERTIFICATION OF FINDINGS TO APPROVE/FUND/UNDERTAKE

Having considered the *DSGEIS*, *FSGEIS* and *Notice of Completion of the FGSEIS*, including all comments submitted through the *SEQRA* process and responses thereto, as well as the zone change petition application materials submitted by OCIDA, and having considered the preceding written facts and conclusions relied upon to meet the requirements of the *State Environmental Quality Review Act*, codified at Article 8 of the New York *Environmental Conservation Law*, and its implementing regulations, promulgated at Part 617 of Title 6 of the *NYCRR*, including 6 *NYCRR* § 617.11, this Statement of Findings certifies that:

1. The requirements of 6 *NYCRR* Part 617 have been met;
2. Consistent with the social, economic and other essential considerations from among the reasonable alternatives thereto, the action approved is one which minimizes or avoids adverse environmental effects to the maximum extent practicable; and
3. The adverse environmental impacts disclosed in the *FSGEIS* will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the approval, those mitigating measures which were identified as practicable.

Town of Clay
(Name of Agency)

(Signature of Responsible Official)

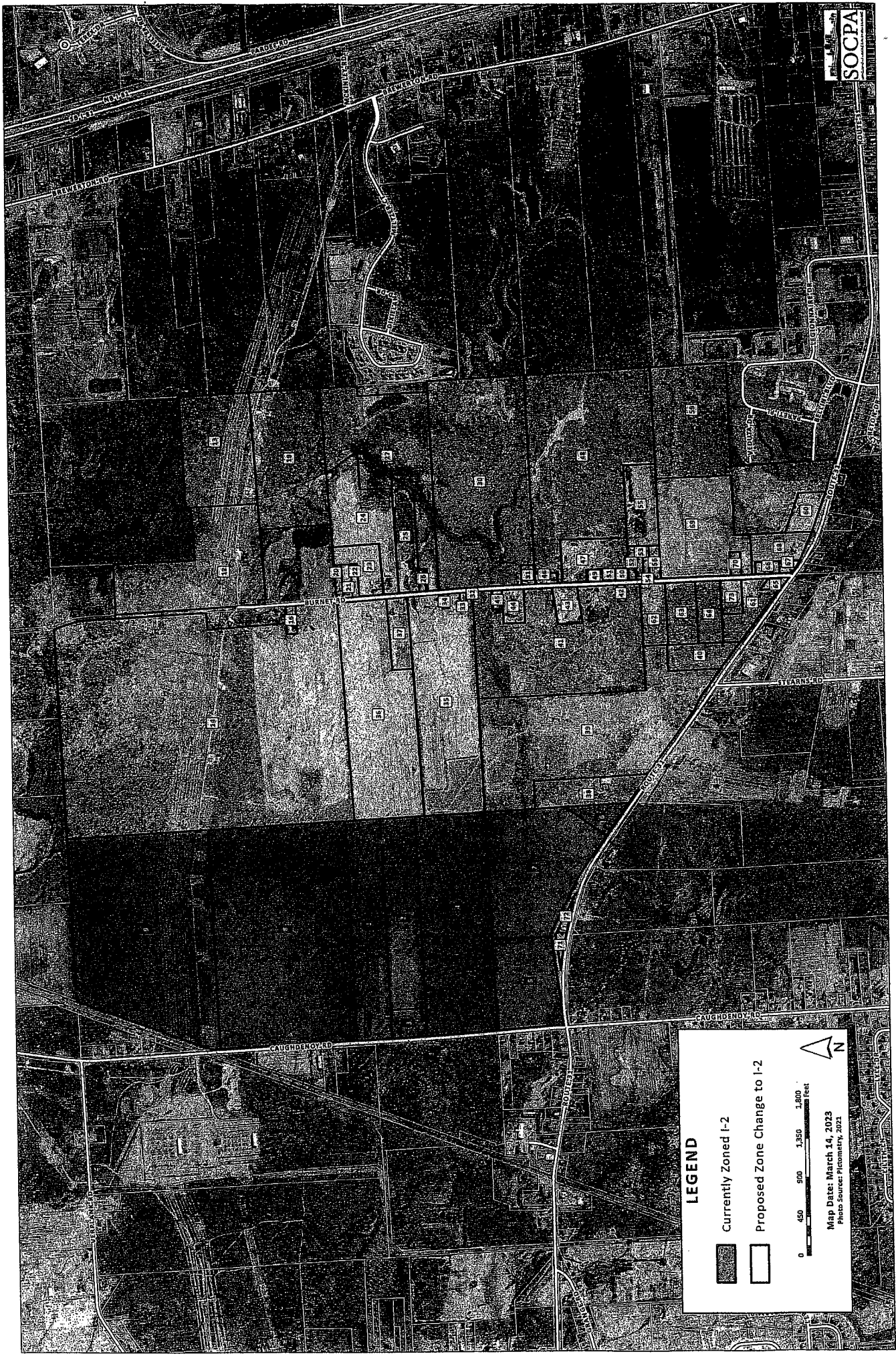
(Name of Responsible Official)

(Title of Responsible Official)

July , 2023

(Date)

(Address of Agency)



LEGEND

- Currently Zoned I-2
- Proposed Zone Change to I-2

Map Date: March 14, 2023
Photo Source: Plecomby, 2021