

APPROVED

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 McMahon	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.

See attached transcript.

AT THE END OF THE PUBLIC HEARING:

MOVE the adoption of a resolution closing the public hearings. Second, Vote.

TOWN BOARD:

MOVE the adoption of a resolution ending the Special Meeting. Second, Vote.

A Full Transcript of this Meeting attached to the July 17th meeting.

EXHIBIT(S) A&B attached.

Adjournment:

The meeting was adjourned at 9:01 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