

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the November 20, 2023 at 7:30 P.M., there were:

PRESENT:

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

ABSENT:

Damian Ulatowski	Supervisor
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OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty, Planning Board Member and Rob Bick, Town Assessor.

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 Magaro-Dolan made a motion to approve the minutes of the November 8, 2023 Regular Town Board meeting. Motion was seconded by Councilor Meaker.

Ayes – 4 and Noes – 0. *Motion carried. Councilors Hess and Pleskach abstaining due to absence.*

Cancellation and/or requested adjournments.

Deputy Supervisor Bick said that there are no requests for adjournments.

Correspondence:

There was no correspondence.

REGULAR MEETING:

ZONE CHANGE (PH) – Town Board Case # 1193 - VICKSBURG ESTATES, LLC. / RIVER GROVE APARTMENTS:

A public hearing to consider the application of **VICKSBURG ESTATES, LLC. / RIVER GROVE APARTMENTS** for a Zone Change from R-TH Town House District to R-SR Senior Residence District, to allow for construction of approximately 124 mixed Town House and Apartment Units on land located at **3696 Gaskin Road, Tax Map No. 065.-01-15.1** consisting of +/- 27.5 acres of land. **(ADJOURNED FROM THE 11/8/2023 MEETING)** was opened by Deputy Supervisor Bick.

Deputy Supervisor Bick opened the public hearing. Tim Coyer was present on behalf of the applicant and began by giving an overview and explaining that they were waiting on the traffic study, and it reveals no significant impact to the traffic. Mr Coyer continued that they are now just proposing townhouses, no apartments concluding that the Planning Board gave a negative referral.

Deputy Supervisor Bick asked why they are continuing with the application when the parcel is already zoned for townhouses. Mr. Coyer said that this is specifically for senior housing. There was a discussion about density and the already approved 52 units and the request for almost 30 additional units.

Many residents were present and asked questions. Larry Dinato said that the traffic study didn't address the various streets on Gaskin only each end, in addition, there are delivery trucks and school busses creating a dangerous impact to the other developments.

Rick Dotterer said that he read the traffic impact study and it is very utilitarian, overlooking pedestrian and cyclists.

Jeannie Gates began by distributing packets to some of the board members and indicated pictures of existing ground water creating an environment of stagnant water and attracting mosquitos and overgrowth of cattails and other overgrown "riff raff". She continued that the access road to the pond is deteriorated, it is an eyesore, and the neglected stormwater should be brought into compliance. She asked who typically maintains this. Ron DeTota said that typically the town, however, this occurs when full build out is complete. Before the town accepts the easement, an inspection is done, and the developer brings it into full compliance. Mr. DeTota asked Mr. Coyer to ask his client to clean up the pond. Deputy Supervisor Bick asked who will maintain it after filled. Mr. DeTota said the town will accept the easement and maintain after completion and inspection. The highway department will look into it. Ms. Gates continued that it is a mess, they can't wait until full build out adding that it should be larger.

Julie Cooper said that the road (Gaskin) is so narrow, busses are too wide to stay in the lane. She added people travel the shoulder in wheelchairs to go to the gas station. She said that there are many school busses from both the Liverpool School District as well as the Baldwinsville School District. Ms. Cooper said the applicant is also not showing any amenities for the proposed senior townhomes. Additionally, there is high crime from the neighboring trailer park and sticking seniors into rentals with no amenities is a disaster. She concluded by saying that with Micron coming, people will want to purchase not rent.

Mike Brown of the Moyers Corners Fire Department voiced concerns that the one way in and one way out is a disaster for the fire department.

All questions and comments having been heard; Deputy Supervisor Bick closed the public hearing.

ZONE CHANGE (PH/Adj.) – Town Board Case # 1191- WOODSIDE COMMERCIAL, LLC. / INVERNESS GARDENS SENIOR APARTMENTS:

A public hearing to consider the application of **WOODSIDE COMMERCIAL, LLC. / INVERNESS GARDENS SENIOR APARTMENTS** for a zone change from PDD, Planned Development District, to R-SR, Senior Residence District, to allow for construction of Senior Apartments on land located at **4938 West Taft Road, Tax Map No. 116.1-01-01.1** consisting of +/- 6.65 acres of land. **(ADJOURNED FROM THE 11/8/23 TOWN BOARD MEETING)** was opened by Deputy Supervisor Bick.

Councilor Young asked legal counsel, if this area is rezoned, what happens to the PDD? Robert Germain explained that this is only for this parcel, the rest of the PDD will remain intact.

Tim Coyer began by explaining that they are proposing 96 units of two-story units. He continued that there is a developer interested in this parcel. Councilor Meaker asked if the developer is under contract. Linda Miller said that they are drafting but not under contract.

Mr. Coyer provided renderings of the proposed housing, explaining that the fronts will face Taft Road. Someone asked how high the structures will be; Mr. Coyer responded roughly 30-35' which is what the Town Code allows, adding, that they cannot be subgrade. They are not proposing garages but will likely provide elevators. The parking lot will be in the front, facing Wegmans. Councilor Meaker asked about amenities for seniors.

Councilor Hess commended the applicant for being agreeable to changes requested by the residents and board. He said that he would like to hear what the residents think, adding that he thinks it looks good.

Councilor Pleskach agreed stating that this is minimal impact and it looks beautiful. He concluded that he would like to see carports or something if garages are not going to be added. Councilor Meaker agreed with colleagues. Councilor Young said that he essentially agreed; the only issue would be, "How do we know you are going to build senior housing?" Mr. Coyer explained that the potential developer is present. Ultimately, the Planning Board will review the construction if this is approved.

A resident asked if this will be subsidized, and it will not. Another resident asked if the rear would face Wintersweet and what the rear will look like. Mr. Coyer showed the renderings and explained that the back will look like the front. There will be no additional curb cuts on Wintersweet.

One resident said that this is a much better plan than the car wash that had been proposed. Another said that they would like to see some amenities for the seniors. Mr. Coyer said that there will not be a pool but they are proposing a community room.

Some resident said that they would like to see condos or patio homes. Mr. Coyer said that, if approved, this will be a luxury senior development.

Linda Miller concluded that fortunately the developer interested is local.

All questions and comments having been heard, Deputy Supervisor Bick **closed** the public hearing.

Release of Securities - RIVERWALK SECTION NO. 3A:

Councilor Hess moved the adoption of a resolution, pursuant to the recommendation of the Town Engineers, recommending the release of securities withheld for **RIVERWALK SECTION NO. 3A** to the Developer **RIVERWALK ASSOCIATES, INC.** as follows:

Sanitary and Storm Sewer Repair & Maintenance Guarantee from \$3,631 to \$0.
Overland Drainage Guarantee from \$5,000 to \$0.

Motion was seconded by Councilor Pleskach.

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

Judicial Audit for the Year 2022 (A):

Councilor Bick moved the adoption of a resolution that the Town of Clay does hereby accept the **Judicial Audit** of the Town for the Fiscal Year ending December 31, 2022. Motion was seconded by Councilor Hess.

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

Financial Disclosure Audit (A) – Board of Ethics:

Councilor Meaker moved the adoption of a resolution accepting the **Financial Disclosure Audit** report completed and provided by the Town Clerk and Board of Ethics Committee for the year **2023**. Motion was seconded by Councilor Young.

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

LOCAL LAW No. 5 of the YEAR 2023 amending Chapter 211 entitles Traffic and Vehicles of the Town of Clay Municipal Code (CPH):

Councilor Pleskach moved the adoption of a resolution calling a public hearing **December 4, 2023**, commencing at **7:38 P.M.**, local time, to consider **LOCAL LAW NO. 5 OF THE YEAR 2023** to amend Chapter 211 entitled "Traffic and Vehicles," Section 5 entitled "Speed Limits" of the Town of Clay Municipal Code, for the reduction of the present 30 MPH speed limit to 15 MPH around the 90-degree corner located on **Ginger Road** and authorization to install the necessary signs therefor. Motion was seconded by Councilor Meaker.

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

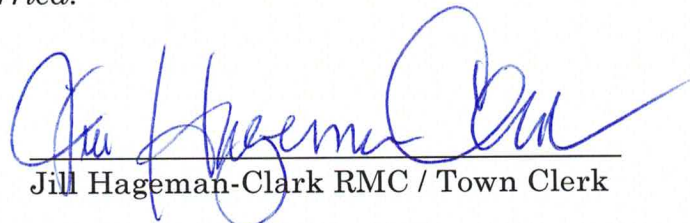
Deputy Supervisor Bick said that he would like to observe a moment of silence to recognize former classmate Captain George Wood. (*moment of silence observed*)

Councilor Pleskach said that he would like to recognize and thank the MCFD for quick response to his home for an electrical fire.

Adjournment:

The meeting was adjourned at 8:37 P.M. upon motion by Councilor Young and seconded by Councilor Meaker.

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


Jill Hageman-Clark RMC / Town Clerk