

AGENDA
TOWN BOARD MEETING
TOWN OF CLAY
MAY 6, 2024

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of the April 15, 2024, Regular Town Board Meeting.
4. Correspondence.
5. Cancellations and/or requested adjournments.

6. (7:35 P.M) Public hearing to consider the application of **TULLY’S GOOD TIMES** for Special Permits pursuant to Section 230-16B.(2)(e)[2] – Restaurant, and Section 230-16B.(2)(e)[7] – Drive-Thru, on land located at **3567 Route 31, Tax Map No. 019.-02-29.1** to allow for a restaurant and a drive-thru. (ADJOURNED FROM THE 3/18/24 & 04/01/24 TB MEETING) *****APPLICANT REQUESTED TO BE ADJOURNED TO 6/3/24 MEETING – 7:35 P.M.*****

7. (7:38 P.M) Public hearing to consider the application of **GOGUEN DRIVE REALTY, LLC.**, for a Special Permit pursuant to Section 230-17 E.(2)(a)[4] - Bulk Processing Facility, to allow for a Concrete Batch Plant on land located at **7835 Goguen Drive, Tax Map No. 087.-01-08.1** consisting of +/- 6.24 acres of land. (ADJOURNED FROM THE 02/05/24, 3/4/24, 4/01/24 TB MEETING) *****APPLICANT REQUESTED TO BE ADJOURNED TO 6/3/24 MEETING – 7:38 P.M.*****

8. (7:41 P.M) Public hearing to consider the application of **BREW TEAM NY, LLC.**, for a Special Permit pursuant to Section 230-16 B.(2)(e)[2] Uses Allowed – Restaurant and Section 230-16 B.(2)(e)[7] Drive-Thru, on land located at **3906 & 3908 Brewerton Road, Tax Map Nos. 118.-01-07.1 & 118.-01-17.1**, to allow for a Drive-Thru Coffee Shop.

9. Move the adoption of a resolution authorizing the Supervisor to bid the Town of Clay’s Custodial Contract with Onondaga County Division of Purchase. Contract expires June 30, 2024.

10. (7:44 P.M) Public hearing to consider the amendment of **CHAPTER 211**, entitled **TRAFFIC AND VEHICLES ORDINANCE** of the Code of the Town of Clay, **SECTION 211-12 “STOP INTERSECTIONS,” SCHEDULE IX (§211-42)**, of the Town of Clay Municipal Code to designate and provide for three (3) stop signs to be installed at the intersection of Dell Center Drive at Hallston Drive, to make a three-way stop; and the installation of the necessary signs therefore.
11. (7:47 P.M) Public hearing to solicit public comment on the Town of Clay’s **Restore NY** Round 8 grant application for the 2023 program year. The Restore NY program is administered by Empire State Development Corporation. The hearing will provide further information about the Restore NY grant program and will allow for citizen participation in the development of the proposed grant application.

The Town of Clay will submit an application for funding to the Empire State Development Corporation’s Restore NY Communities Initiative program. If awarded, up to \$3 million in Restore NY funds will go toward the redevelopment of the former Great Northern Mall property. The proposed project consists of the demolition of the vacant Great Northern Mall site and the construction of the initial 234,968 square feet of the new mixed-use building. This project will add an estimated 164 housing units and 43,372 square feet of commercial space and represents Phase 1 of a larger, transformational project.

The project site is owned by Conifer Realty, LLC and Hart Lyman Companies. The property is +/- 121.04 acres in size. The following property will be submitted for consideration: **Tax Map Numbers, Section: 028. Block: 01, Lot: 40.4 / 4155 NY-31**, Clay, NY 13041.

12. Move the adoption of a resolution calling a public hearing on **May 20, 2024**, commencing at **7:38 P.M.**, local time, to consider the application of **LAUREL SPRINGS ZONE CHANGE** for a Zone Change from HC-1 Highway Commercial District to R-SR Senior Residential District to allow for Senior Housing on land located at **W. Taft Road, Tax Map No. 107.-18-12.0** consisting of +/- 4.74 acres of land.

13. Move the adoption of a resolution calling a public hearing on **May 20, 2024**, commencing at **7:41 P.M.**, local time, to consider the application of **TRAIN HARD FITNESS I, LLC.**, for a Zone Change from NC-1 Neighborhood Commercial District to R-7.5 One-Family Residential District to allow for creation of a residential lot on land located at **8180 Oswego Road, Tax Map No. 067.-01-03.1** consisting of +/- .29 acres of land.

14. Move the adoption of a resolution that the Town of Clay Town Board refer the proposed **GREAT NORTHERN MALL PRELIMINARY PDD CONCEPT PLAN** as submitted on a map dated March 12, 2024, to the Town of Clay Planning Board.

WHEREAS, a Concept Plan was received for a Preliminary Planned Development District (PDD) to be known as the Great Northern Mall Redevelopment PDD, located on the north side of New York State Route 31 (NY31), bounded by Morgan Road to the east, New York State Route 481 (NY481) to the west and VerPlank Road to the north and encompasses the following Tax Map Parcels; 028.-01-43.0, 028.-01-40.4, 028.-01-47.0, 028.-01-40.5, 028.-01-40.3, 028.-01-13.4, 028.-01-14.0, 028.-01-13.1, 028.-01-13.3, 028.-01-13.2, 028.-01-16.0, 028.-01-17.0, 028.-01-18.0, 028.-01-19.0, 028.-01-20.0, 028.-01-21.0, 028.-01-22.0, 028.-01-23.0, 028.-01-24, 028.-01-25.0, 028.-01-26.0, 028.-01-27, 028.-01-28.0, 028.-01-29.0. The Concept Plan consists of approximately 213.09 acres and is comprised of approximately 1,636, three to six story apartment units, approximately 7,000 square feet of residential support space, approximately seven , six story hotel buildings with 875 total rooms; approximately 605,850 square feet of medical office; an approximately 150,000 square feet Ambulatory Care Facility; approximately 67,890 square feet of Recreational/Entertainment space; approximately 30,000 square feet of community center and approximately 450,141 square feet of retail, restaurant, service and commercial space.

NOW, THEREFORE, BE IT RESOLVED that the said application be and the same hereby is referred to the Town Planning Board of the Town of Clay for its review and comment pursuant to the Town of Clay Zoning code, and for its review and recommendation as to the possible environmental significance of the project pursuant to the New York State Environmental Quality Review Act.

15. Move the adoption of a resolution authorizing the Supervisor to transfer **American Rescue Plan Act (ARPA)** funding in the amount of \$17,645.16 to the General Capital Fund for the Senior Center Siding Replacement Project and transfer funding in the amount of \$297,903.72 to the General Capital Fund for the Black Brant Flooding and Drain Repair Project and transfer funding in the amount of \$192,000.00 to the General Capital Fund for the Town Hall Chiller Installation Project.