

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the December 1, 2025, at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph Bick	Deputy Supervisor/Councilor
Eugene Young	Councilor
Ryan Pleskach	Councilor
Deborah Magaro-Dolan	Councilor
David Capria	Councilor
Edward Wisnowski	Councilor
Jill Hageman-Clark	Town Clerk
Robert Germain	Town Attorney
Ron DeTota	Town Engineer
Brian Bender	Commissioner Plan & Development

ABSENT:

None

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 Magaro-Dolan made a motion to approve the minutes of the November 17, 2025 Regular Town Board Meeting. Motion was seconded by Councilor Bick.

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

CORRESPONDENCE:

None

REQUESTS for ADJOURNMENTS:

None.

SPECIAL PERMIT (PH/Adj.) – TOWN BOARD CASE # 1234 – NORTHERN CREDIT UNION:

A public hearing to consider the application of Town Board Case #1234: **NORTHERN CREDIT UNION**, for a Special Permit pursuant to Section 230-15B.(2)(e)[2] – Bank/Credit Union & Section 230-15B.(2)(e)[4] – Drive-in Service, to allow for construction of a Credit Union with drive-thru ATMs on land located at **5004-5008 West Taft Road, Tax Map No. 116.1-01-04.1 & 116.1-01-05.0**, consisting of +/- 2.54 acres of land. The property is located in the O-2 Office District (*Adjourned from the 09/03/2025, 09/15/2025, 10/06/2025 & 11/05/2025 Town Board meetings*) was opened by the Supervisor.

Brody Smith was present to speak on behalf of the applicant and began by giving a brief overview of the project. He explained the applicant is proposing drive thru service for a credit union (both requiring a special permit). There will be 46 parking spaces, the parcel is surrounded by commercial, medical and wetlands making this a compatible use.

They have worked with the Planning Board to provide a detailed landscape buffer and green spaces. The building will be constructed as close to Taft Road and away from the residential homes as possible. The Planning Board gave the applicant a favorable recommendation.

Supervisor Ulatowski asked what type of buffer they are proposing. Mr. Smith said they will preserve the existing vegetation and add evergreen trees to the berm that separates the parcel from the residential area.

The Supervisor asked if there were any additional comments or questions; being none he **closed** the public hearing.

ZONE CHANGE (D) – TOWN BOARD CASE # 1235 – RICH FAMILY SUBDIVISION:

A public hearing to consider the application of Town Board Case #1235: **RICH FAMILY SUBDIVISION**, for a Zone Change from RA-100 Residential Agricultural District to R-10 One-Family Residential District on land located at **8100 & 8101 Oasis Lane, Tax Map Nos. 074.-01-12.1 & 074.-01-12.6**, consisting of +/- 14.125 acres of land, to allow for creation of four (4) new lots, (*Adjourned from the 09/03/2025,*

09/15/2025, 10/05/2025 & 11/05/2025 Town Board meetings) was opened by the Supervisor.

There was no one present to speak on behalf of the applicant.

Councilor Young moved the adoption of a resolution to **deny** the application without prejudice due to numerous adjournments. Motion was seconded by Councilor Capria.

Ayes – 7 and Noes – 0. *Motion to deny without prejudice carried.*

NEW POSITION (A) – COURT CLERK:

Councilor Magaro-Dolan moved the adoption of a resolution authorizing the Supervisor and the Town Board to establish a full-time Clerk to the Court position within the Justice Department at Clay Town Hall. This action is required in accordance with New York State Civil Service regulations to maintain the position on the Town's official roster of positions. Motion was seconded by Councilor Young.

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

ADDITIONAL AGENDA

CERTIORARI ACTION (A) RITE AID CORP:

Councilor Young moved the adoption of a resolution authorizing and approving the settlement of the New York State Supreme Court Tax Certiorari action entitled Rite Aid Corp. v. The Assessor of the Town of Clay et.al. concerning Tax Map No. 115.01-19.2 for property located at 7245 Henry Clay Boulevard. The Town incorrectly assessed the property in 2024 resulting in an overpayment of 2024 taxes by the Petitioner. This settlement authorizes the refund of the overpaid portion of the Town taxes to the Petitioner in the amount of \$19,316.84. This resolution also authorizes the Supervisor and Town Attorney to execute any and all documents necessary to complete this matter. Motion was seconded by Councilor Wisnowski.

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

ADDITIONAL, ADDITIONAL AGENDA

SALARY/WAGE ADJUSTMENT:

Councilor Pleskach moved the adoption of a resolution pursuant to Town Law Sections 27 and 42 increasing the salary compensation for the position of Deputy Supervisor from \$1,981.00 per month to \$3,621.06 per month for a period of six (6) months effective immediately. This resolution is put forth in recognition of the actual scope of work and additional work hours required by current projects in the Town. The current job duties and hours required far exceed the current compensation, and an adjustment is necessary. Motion was seconded by Councilor Magaro-Dolan.

Ayes – 6 and Noes – 0. *Motion carried. Deputy Supervisor Bick abstaining.*

Adjournment:

The meeting was adjourned at 7:44 P.M. upon motion by Councilor Young and seconded by Councilor Magaro-Dolan.

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



Jill Hageman-Clark RMC / Town Clerk