

1 STATE OF NEW YORK: TOWN OF CLAY:  
 2 COUNTY OF ONONDAGA: TOWN BOARD/PLANNING BOARD:  
 3 - - - - -

4 In the Matter of a Special Joint Meeting of the  
 5 Town Board and Town Planning Board, Town of  
 6 Clay, in a Public Hearing to consider:

7 1. The Application of  
 8 **TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC AND**  
 9 **RONALD H. AJEMIAN, RICHARD AJEMIAN, ROBERTA SCHMITT**  
 10 **& AJEMIAN PROPERTIES, LLC** for a **ZONE CHANGE**  
 11 from **REC-1 Recreational District to I-1**  
 12 **Industrial District** to develop a warehouse  
 13 distribution facility on land located at **7211 and**  
 14 **7219 Morgan Road, Tax Map No. 114.-01-02.3;** and

15 2. The Application of  
 16 **TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC AND**  
 17 **RONALD H. AJEMIAN, RICHARD AJEMIAN, ROBERTA SCHMITT**  
 18 **& AJEMIAN PROPERTIES, LLC** for a **ZONE CHANGE**  
 19 from **REC-1 Recreational District to I-1**  
 20 **Industrial District** to develop a warehouse  
 21 distribution facility on land located at **7211 and**  
 22 **7219 Morgan Road, Tax Map No. 114.-01-02.3.**  
 23 And to formally refer the zone change request to the  
 24 Town of Clay Planning Board for a recommendation  
 25 pursuant to **Section 230-24(c) (3) (d)** of the **Town Code;**

3. A referral for a recommendation to  
 the Town Board regarding the Application of  
**TC SYRACUSE DEVELOPMENT ASSOCIATES, LLC AND**  
**RONALD H. AJEMIAN, RICHARD AJEMIAN, ROBERTA SCHMITT**  
**& AJEMIAN PROPERTIES, LLC** for a **ZONE CHANGE**  
 from **REC-1 Recreational District to I-1**  
**Industrial District** to develop a warehouse  
 distribution facility on land located at **7211 and**  
**7219 Morgan Road, Tax Map No. 114.-01-02.3.**

- - - - -  
 A Joint Meeting/Public Hearing in the above-matter  
 conducted by the Clay Town Board and Clay Town Planning  
 Board, held in the Auditorium of Liverpool High School,  
 4338 Wetzels Road, Liverpool, New York, 13090 on  
Monday, September 30, 2019, at 6:00 p.m.

1 Town Board members present:  
2 **DAMIAN ULATOWSKI**, Town Supervisor, and Meeting Chair

3 JOSEPH A. BICK, Deputy Supervisor/Councilor  
4 And Councilors:  
5 David Hess, Ryan Pleskach, Eugene Young, Brian Hall,  
6 Kevin Meaker

7 Town Clerk: Jill Hageman-Clark  
8 Board Attorney: Robert Germain, Esq.  
9 Germain & Germain

10 And present: Mark Territo, Commissioner of  
11 Planning & Development

12 Town Planning Board members present:

13 **RUSS MITCHELL**, Planning Board Chairman

14 Karen Guinup, Deputy Chairman

15 And Board members:  
16 James Palumbo, Harold Henty, Allen Kovac, Michelle Borton,  
17 Scott Soyster

18 And Board Secretary: Gloria Wetmore

19 Planning Board Attorney: SCOTT CHATFIELD, ESQ.

20 APPEARING FOR APPLICANT: GEORGE LAIGAIE, Principal  
21 (Trammel Crow Co.) 300 Conshohocken State Road, Ste 250  
22 West Conshohocken, PA 19428

23 (Langan Engineering) RICHARD BURROW, P.E., LEED AP  
24 300 Kimball Drive  
25 Parsippany, NJ 07054

(SRF Associates) AMY DAKE, PE, PTOE  
Senior Managing Traffic Engineer  
3495 Winton Place, Bldg 3, Ste 110  
Rochester, NY 14623

(Harris Beach, PLLC) ROBERT MURRAY, ESQ.  
FRANK PAVIA, ESQ.

Reported By:  
Patrick J. Reagan, CSR

- Public Hearing - 9/30/19 -

1 (The following occurred at 6:07 p.m.)

2 TOWN SUPERVISOR ULATOWSKI: Good evening,  
3 everyone. I am going to be starting the meeting. It is  
4 six o'clock. I appreciate all of you in attendance this  
5 evening. And I want to thank you for coming.

6 Before we get going, I would like to do a couple  
7 of housekeeping things because this facility may be new or  
8 unusual for you who have been first-timers. The emergency  
9 exits, of course, are up through the back of the building  
10 and directly the same way you came into the building.

11 If you need a restroom, if you go out the back  
12 doors of the auditorium here, turn to the left, the first  
13 door.

14 (Off the Record discussion.)

15 Thirdly, if you would please silence your  
16 cellphones?

17 (Off the Record discussion.)

18 Again, I want to thank you for being here  
19 tonight. As you all know, the Town of Clay has been asked  
20 to consider the change of zone for property commonly known  
21 as the Liverpool Golf Course from Recreation to Industrial  
22 zoning to accommodate a large scale warehouse project.  
23 This large parcel of land and project, we understand, is  
24 supposed to be subject to public comment, and it's  
25 important that we hear it. We want both the Town Board and

- Public Hearing - 9/30/19 -

1 the Planning Board to hear your input so we have combined  
2 meetings in this hearing tonight.

3 I will begin by introducing the Board members.  
4 My name is Damian Ulatowski. I am the Supervisor for the  
5 Town of Clay.

6 To my immediate left is Joe. I guess I will  
7 introduce them, is Joe Bick, Deputy Supervisor. David  
8 Hess, councilor. Robert Germain, counsel.

9 In the row behind is Kevin Meaker, councilman.  
10 Gene Young, councilman. Brian Hall, councilman. And Ryan  
11 Pleskach.

12 On the other end, we have the folks from our  
13 Planning Board. Russ, would you like to introduce your  
14 team, please?

15 PLANNING BOARD CHAIRMAN MITCHELL: I am Russ  
16 Mitchell. I am Chairman of the Planning Board, Town of  
17 Clay. Up here, we have: Karen Guinup. Michelle Borton.  
18 Harold Henty. Scott. Yes, Jim Palumbo, and Al Kovac. Our  
19 secretary is here. Scott Chatfield is our attorney.

20 SUPERVISOR ULATOWSKI: Thank you. I would now  
21 like to call the meeting to order. If you would all rise.  
22 (Pledge of Allegiance.)

23 SUPERVISOR ULATOWSKI: Before we get started,  
24 there is a couple of tasks I would like to accomplish. The  
25 first order of business is for us to select a chairperson

- Procedure -

1 to conduct the joint hearing between the boards. I will  
2 take a resolution. Councilor Bick?

3 COUNCILOR BICK: I would like to move the  
4 adoption of a resolution appointing Town Supervisor Damian  
5 Ulatowski to act as chairperson for the purpose of  
6 conducting this meeting and public hearing.

7 SUPERVISOR ULATOWSKI: Do we have a second?

8 COUNCILMAN HESS: Second.

9 SUPERVISOR ULATOWSKI: We have a motion and  
10 second. All those in favor?

11 (Unanimous voice vote.)

12 SUPERVISOR ULATOWSKI: Opposed?

13 (No voice heard.)

14 SUPERVISOR ULATOWSKI: Motion is carried. Does  
15 the Planning Board concur?

16 PLANNING BOARD CHAIR: Yes, we do.

17 SUPERVISOR ULATOWSKI: Thank you. Next, we need  
18 to accomplish some ground rules.

19 COUNCILMAN HESS: Mr. Supervisor?

20 SUPERVISOR ULATOWSKI: Yes, Councilor Hess?

21 COUNCILOR HESS: I would like to move the  
22 adoption of the resolution to enact the following rules  
23 with regard to the public hearing to be held this evening.

24 No. 1, Proposed speakers must speak from the  
25 podium, identify themselves, and state their home address

- Procedure - Hess -

1 prior to speaking. I will repeat that.

2 All proposed speakers must speak from the podium,  
3 identify themselves and state their home address prior to  
4 speaking.

5 2, Speakers must address the Board and not the  
6 Applicants. If the Board seeks an answer or clarification,  
7 a Board member or the Chairperson will request  
8 clarification, comment, or answers from the Applicant.

9 No. 3, Speakers will limit their time to two  
10 minutes per speaker in respect to others that wish to  
11 speak.

12 Speakers should please refrain from repeating  
13 issues or topics that have already been addressed.

14 Note: Please understand that you should not  
15 expect an answer to all your questions this evening.

16 Anybody that wishes to provide written comments  
17 or questions after this meeting will be able to do so by  
18 contacting the Town Board with written submissions up to  
19 the date of the Town Board's decision. Comments can be  
20 emailed to the: [townclerk@townofclay.org](mailto:townclerk@townofclay.org), or mailed to  
21 Town of Clay, 4401 State Route 31, Clay, New York, 13041.  
22 Attention: Town Clerk.

23 SUPERVISOR ULATOWSKI: Thank you. Motion to  
24 second? All those in favor.

25 (Unanimous vote for.)

- Background - Ulatowski -

1 SUPERVISOR ULATOWSKI: Opposed?

2 (No response.)

3 SUPERVISOR ULATOWSKI: Motion is carried.

4 Proceedings. What we are doing here. There are  
5 some general comments. The owners of real property have  
6 the right to petition government for a zone change to allow  
7 other uses of the property. Here the Ajemian family have  
8 been trying to sell the Liverpool Golf Course for a few  
9 years. That is their right. The golf course is currently  
10 zoned for recreational purposes. So almost any proposal  
11 for development would require a zone change.

12 The Town Board's job is to consider and decide  
13 whether the use of the land as an industrial project for a  
14 large warehouse is appropriate.

15 The Town Planning Board's job is here to make a  
16 non-binding recommendation to the Town Board as to whether  
17 or not the proposed use is appropriate.

18 These are not site plan hearings or proceedings.  
19 If the Town were to grant a zone change, the Applicant  
20 would still need to submit to rigorous site plan process,  
21 during which many site-specific factors such as parking,  
22 the location of buildings and improvements, traffic flow,  
23 drainage, fencing, screening, potential noise, and so on  
24 would all be strictly evaluated.

25 There is no doubt that many residents' concerns

- Background - Ulatowski -

1 will involve specific details. Please understand that the  
2 proposed site plan the developer will discuss in a few  
3 minutes probably will change during the site plan process,  
4 in fact, if the Town Board were to grant a zone change.

5 The game plan for tonight is as follows: When we  
6 open the public hearing, I will first ask the developer to  
7 provide description of the project. The Town and Planning  
8 Boards will feel free to ask questions during that  
9 presentation.

10 After the project description, we will entertain  
11 public comment, according to the rules. We ask that  
12 speakers address questions and comments to the boards. If  
13 we believe a point needs further clarification or answer,  
14 we will ask the Applicant to address an issue and provide  
15 an answer.

16 Now moving forward, first, we have a public  
17 hearing to consider the application of TC Syracuse  
18 Development Associates, LLC, and Robert H. Ajemian, Richard  
19 Ajemian, Roberta Schmitt & Ajemian Properties, LLC, for a  
20 zone change from REC-1 Recreational District to I-1  
21 Industrial District, to develop a warehouse distribution  
22 facility on land located at 7211 and 7219 Morgan Road, Tax  
23 Map No. 114.01-02.3.

24 Also, a public hearing to consider the  
25 application of TC Syracuse Development Associates, LLC, and



- Background - Ulatowski -

1 Ronald H. Ajemian, Richard Ajemian, Robert Schmitt &  
2 Ajemian Properties, LLC, for a zone change from REC-1,  
3 Recreational District to I-1 Industrial District, to  
4 develop a warehouse distribution facility on land located  
5 at 7211 and 7219 Morgan Road, tax map No. 114.-01-02.3.

6 This resolution also formally refers the zone  
7 change request to the Town of Clay Planning Board, the  
8 recommendation pursuant to Section 230-24(c)(3)(d) of the  
9 Town Code.

10 At this time, I am going to turn the microphone  
11 over to the developer to make his presentation. And I am  
12 going to ask the Town Board if they would please step down  
13 into the audience and occupy the first couple of rows of  
14 seats along with the Planning Board so that we too can see  
15 it.

16 CHAIRMAN MITCHELL: Excuse me for you a minute,  
17 please?

18 SUPERVISOR ULATOWSKI: Yes?

19 PLANNING BOARD CHAIR: I would like to call the  
20 Planning Board to order officially to consider the  
21 following proposal:

22 Public hearing to consider a referral for a  
23 recommendation to the Town Board regarding the application  
24 of TC Syracuse Development Associates, LLC, and Robert H.  
25 Ajemian, Richard Ajemian, Roberta Schmitt & Ajemian

- Background - Mitchell -

1 Properties, LLC, for a zone change from REC-1, Recreational  
2 District to I-1 Industrial District, to develop a warehouse  
3 distribution facility on land located at 7211 and 7219  
4 Morgan Road, Tax Map No. 114.01-02.3.

5 SUPERVISOR ULATOWSKI: Thank you. All right.  
6 And now we will do a little dance here and the boards can  
7 convene down on the floor while the developer makes their  
8 presentation.

9 (Pause for boards stepping down.)

10 MR. GEORGE LAIGAIE: Good evening. My name is  
11 George Laigaie. Yes, I will try to do a project  
12 introduction, and call on Bob Murray from Harris Beach who  
13 will provide the economic community benefits information.  
14 And then we will call Richard Burrow from Langan  
15 Engineering who will provide a general engineering overview  
16 of the project.

17 I am George Laigaie. I work with Trammell Crow  
18 Company, a national development company, at 17 offices  
19 across the United States. I have been with Trammell Crow  
20 Company for 32 years and specialize in warehouse  
21 distribution facilities, the logistics, big box and  
22 commerce users.

23 Trammell Crow Company will be the developer and  
24 landlord for this warehouse distribution facility proposed  
25 to be located on the site of the Liverpool Golf Course in

- Presentation - Laigaie -

1 the Town of Clay, New York, which is located directly  
2 adjacent to an existing industrial I-1 zone.

3 The facility is a speculative development, and we  
4 expect to sign a tenant prior to the start of construction  
5 scheduled for early spring of 2020. We are in our due  
6 diligence period on the site. And that includes land  
7 development permits and approvals, and rezoning  
8 requirements, all of which are required for closing at  
9 early spring 2020, to maintain the overall project  
10 schedule, to enable the facility to be operational by third  
11 quarter of 2021.

12 We currently are responding to Town, County, and  
13 State specifications and considerations related to the due  
14 diligence for the site including important sound and  
15 traffic requirements to identify and design the required  
16 improvements to meet all regulatory requirements.

17 We will continue to work with the State, the  
18 County and Town officials, and local businesses and  
19 residents to make this proposed project a reality.

20 I will now turn this over to Bob Murray for his  
21 economic thoughts.

22 ATTORNEY ROBERT MURRAY: Thank you, George. Good  
23 evening. My name is Bob Murray. I am an attorney with  
24 Harris Beach. And we are representing the project  
25 developer, with the various approvals required for the

- Presentation - Murray -

1 project. And I want to thank the Town Supervisor and the  
2 Planning Board Chairman and members of the respective  
3 boards for giving us this joint hearing tonight.

4 To begin with, I want the folks to keep in mind  
5 this is a distribution warehouse in the logistics sector  
6 type project. And I think it's significant because this is  
7 an identified sector within Onondaga County that has been  
8 identified as a sector that fosters the growth of the  
9 Onondaga County community and it's pivotable to the  
10 economic health of the region, and that's for various  
11 regional economic development planning documents.

12 So importantly, this project builds on the  
13 region's existing logistics and distribution assets, which  
14 is what attracted the developer to this area.

15 The project is proposing to create a thousand new  
16 jobs within two years of opening. A significant number of  
17 jobs, jobs that would begin at approximately \$30,000, and  
18 wages with a comprehensive benefits package.

19 The project is accessible via public  
20 transportation routes.

21 And annually, the wages will result in  
22 approximately \$30 million of new annual payroll being  
23 injected into Onondaga County.

24 And as significantly, the project site as a golf  
25 course is currently paying only about \$53,000 a year in

1 annual real property taxes. This project, after it's  
2 completed, has applied for with the Onondaga County I.D.A.  
3 a 15-year payment-in-lieu-of-tax (PILOT) agreement which  
4 will produce about \$29 million in new real property tax  
5 revenue over a 15-year PILOT, compared with about \$800  
6 thousand in real property taxes that would be otherwise  
7 collected if the development would not take place.

8 So between the net new income and the net  
9 increase in real property taxes, this is a revenue creating  
10 project for Onondaga County.

11 I would like to now introduce Richard Burrow who  
12 is the project engineer from Langan. Thank you.

13 MR. RICHARD BURROW: Thank you, Bob. Good  
14 evening, everyone. I am Richard Burrow with Langan  
15 Engineering. I am here to talk about the site with respect  
16 to the change of zone that's being considered this evening.

17 So, the site here is outlined in yellow,  
18 approximately 110 acres. Morgan Road runs on the east side  
19 of the site. The Liverpool Bypass is the south boundary of  
20 the site. You can see the Thruway at the bottom of the  
21 page. North in this page is up.

22 Using the same orientation, you can see the site  
23 again. The site is green with a pinkish hatch on top of  
24 it. What's important to note by this site is this shows  
25 the adjacent zoning and the neighboring I-1 Industrial

1 District. I-1 Industrial District is a significant  
2 adjacent area to this site in the Town of Clay along the  
3 Morgan Road corridor.

4 You can see that the Industrial District goes  
5 beyond the corridor to the east at the moment. And we are  
6 proposing to extend it to the west. The proposed rezoning  
7 is consistent with the adjacent industrial neighborhood  
8 contained within the I-1 Industrial District.

9 So turning this image of the site 90 degrees,  
10 north is now to the right, Morgan Road along the bottom of  
11 the page, Liverpool Bypass to your left. You can see the  
12 site is a golf course largely located in the Town of Clay.  
13 A small portion of the site is in the Town of Salina. We  
14 are not proposing any development activity in the Town of  
15 Salina.

16 The site has the Sawmill Creek running through  
17 it. The Sawmill Creek drains to Onondaga lake. That will  
18 continue as we develop the site.

19 So let me now talk about some specifics of the  
20 proposed distribution facility.

21 The facility is a 823,000 square foot footprint.  
22 It's five stories tall, and approximately 3.78 million  
23 square feet total when you consider the five floors of the  
24 building.

25 There is 62 loading doors proposed on the west

1 and south sides of the building. And there is about 1,800  
2 car parking spaces fronting along Morgan Road, as you can  
3 see on the image on there. There is approximately two  
4 hundred trailer parking spaces; approximately one hundred  
5 of these spaces are located next to the building on the  
6 south and west side, and the other hundred spaces are  
7 proposed to be located on the west side of Sawmill Creek  
8 near a remote trailer parking lot.

9 I will go into some of the site features. The  
10 site has four driveways on Morgan Road and one driveway on  
11 Liverpool Bypass. The main truck entrance will be the  
12 northern most driveway on Morgan Road. That will be shared  
13 by trucks and cars accessing the facility.

14 There are then three driveways on Morgan Road to  
15 the south. Two of those will have new traffic signals  
16 proposed. Obviously, the existing site driveways on the  
17 opposite side of the road. Then the southernmost driveway  
18 is right-in, right-out, for cars only.

19 There is also an access to Liverpool Bypass that  
20 is intended to be primarily for cars. However, it will be  
21 used for emergency access. And it will also be used for  
22 exit-only for trucks during peak season.

23 How the site works is, the cars come and go, as  
24 people come and go to work their shifts. But the truck  
25 movements to and from the site are in a controlled manner.

- Presentation - Burrow -

1           The truck ports are secure, and the trailer  
2           parking is secure. You can see the guard shack located to  
3           the northwest of the buildings. All trucks coming into the  
4           site will queue up to the guard shack. Check in. Be  
5           directed to either trailer parking spot or a position  
6           against the building. Drop their trailer. Likely pick up  
7           another trailer. And then leave.

8           You can see we have a significant amount of  
9           queueing space before the guard shack. That is a great  
10          feature of this site design, allowing the operator to  
11          contain their building use and their tractor-trailers  
12          queueing on the site.

13          As I mentioned, all five of these driveways will  
14          be used for the cars. You know, this is a facility that  
15          has a significant number of employees. In my opinion,  
16          having these five driveways from the site onto a local road  
17          network will allow for efficient traffic flow coming to and  
18          leaving the site.

19          I talked about the fencing that makes the truck  
20          ports secure. But there will also be some sound fencing  
21          proposed around the site, so that the site does create some  
22          noise. The Town of Clay has a noise ordinance. The noise  
23          ordinance is really an unfortunate ordinance but we want to  
24          operate the facility in harmony with the existing  
25          neighborhood. And therefore, we keep the enforcement



1 ordinance into account during our design.

2 The images I added to the site plan, I'll go in  
3 the same order, kind of clockwise, directs from the  
4 northern-most driveway, we are proposing a berm and a sound  
5 fence on the north side of that driveway to provide  
6 buffering to the properties, our neighbors immediately to  
7 the north.

8 There are two smaller parcels on Morgan Road  
9 that are not part of the project. Around these smaller  
10 parcels we are providing a sound fence to provide visual  
11 and acoustic buffering from the noise of the cars in the  
12 parking lot.

13 Along the southern boundary, we have Liverpool  
14 Bypass. Obviously, that has a lot of traffic on it today.  
15 But we are also providing sound buffering along our  
16 southern property line in a combination of berms and a  
17 sound fence. So we have berms where we have space for  
18 berms. And we have a sound fence directly along the back  
19 truck corridor along our southern boundary. And then along  
20 our western edge, where we abut our commercial neighbors,  
21 we are also proposing a berm which will help buffer the  
22 sound.

23 As I mentioned, the site discharges to Sawmill  
24 Creek that runs through the middle of the golf course  
25 today. Sawmill Creek is a Class B creek, as designated by

1 New York State DEC. And it drains to Onondaga Lake, which  
2 is an enhanced phosphorus removal watershed. We are  
3 proposing six stone water management basins on the site.  
4 These basins will control run-off quantity and run-off  
5 quality. The run-off quality will be enhanced to meet the  
6 requirements of the enhanced phosphorus removal watershed.

7 The site will have new site lighting. It will be  
8 an energy efficient dark sky friendly L.E.D. lighting, with  
9 cut-off shields to reduce light spillage from the site.  
10 The building-mounted lights will be mounted approximately  
11 25 feet high on the building face. And there will be  
12 pole-mounted lights of a height of approximately 40 feet.  
13 These are heights that are consistent with this type of  
14 facility. We will meet the Town's lighting ordinance, and  
15 including their requirement of 0.13 candle maximum at the  
16 property line.

17 There is a significant utility infrastructure  
18 already in place surrounding the site which makes it a good  
19 site for this development, in my opinion.

20 Water services will be provided for by the Town  
21 of Clay Water Department. There is a 12-inch main at  
22 Morgan Road that we will connect to.

23 The site building will have a state of the art  
24 fire suppression system. And we are working on the design  
25 of that. That may require one or two fire water tanks. If

1 it does, those are to be located to the northeast corner of  
2 the site -- northwest corner of the site as you can see on  
3 the figure in front of you.

4 The sewer at Morgan Road is a 12-inch gravity  
5 sewer. Again, in working with the local utility, the Town,  
6 and they have confirmed there's sufficient capacity in that  
7 height for our proposed discharge. That drains to the  
8 Wetzel Road waste water treatment plant, which has been  
9 recently upgraded. So there is ample capacity at that  
10 facility for sanitary discharge.

11 We are also working with National Grid on a  
12 electric and gas service to the facility.

13 With that, I would like to hand over to Amy Dake.  
14 Amy is a traffic engineer who is going to talk about the  
15 traffic associated with the proposed development.

16 MS. AMY DAKE: Thank you, Richard. Good evening.  
17 My name is Amy Dake, a senior traffic engineer with SRF  
18 Associates. We performed a comprehensive traffic impact  
19 study for this project, dated August 2019, this year. The  
20 study included 21 intersections that are existing,  
21 including five proposed site driveways, as Richard already  
22 described to you.

23 The study covered the morning and evening peak  
24 hours. The data collection covered a tiny period in the  
25 morning from 6:00 to 9:00 a.m. And in the evening from

1 4:00 to 7:00 p.m. And the purpose for that is to cover  
2 both the commuter peak time periods as well as the site  
3 peak time periods because they do not overlap. The site  
4 peaks, actually between 6:30 and 7:30 in the morning, and  
5 5:30 to 6:30 in the evening. Those time periods, when the  
6 site peak occurs, are approximately 20 to 30 percent lower  
7 traffic volumes on the roadways than during the commuter  
8 peak times.

9 The following intersections are proposed to have  
10 improvements: The intersection of Oswego and Tulip Street.  
11 Morgan Road and Buckley Road. And this map kind of shows  
12 where those improvements are. Morgan Road, Liverpool  
13 Bypass intersection. And Tulip Street and Commerce  
14 Boulevard.

15 In addition, the project is proposing to widen  
16 Morgan Road from Commerce Boulevard all the way to driveway  
17 No. 1, which is at the northerly end of the site.

18 It's also important to mention that all of these  
19 improvements that are proposed would be paid for --  
20 constructed and paid for by the Applicant.

21 As Richard already mentioned, two of the  
22 driveways would have traffic signals. We are still working  
23 with Onondaga County DOT. And as the site plan progresses,  
24 those locations will be firmly identified. We have already  
25 mentioned that it's likely that they would be lined up

- Presentation - Dake -

1 opposite driveways on the other side of Morgan Road.

2 Richard also described the truck route. The  
3 trucks will be coming to and from the Thruway at Exit 38,  
4 which means they would be using Route 57, the Liverpool  
5 Bypass and Morgan Road to access driveway No. 1 at the  
6 northerly end of the site.

7 Richard also described the internal operations.  
8 And it's important to note that there is sufficient  
9 staffing on-site to accommodate all of the truck traffic  
10 that's proposed. And this will eliminate any offsite  
11 queueing for trucks.

12 And the conclusion of the traffic study, with the  
13 recommended improvements in place, we don't anticipate any  
14 significant adverse traffic impacts. Thank you.

15 MR. BURROW: Thank you, Amy. So I would like to  
16 end. Thank you all for the opportunity to present on the  
17 rezoning this evening.

18 And the team is here to answer questions from the  
19 Board, and from the Town. Thank you.

20 SUPERVISOR ULATOWSKI: I would ask that the Town  
21 Board and Planning Board reconvene.

22 (Pause for Town Board and Planning Board members resuming  
23 their stage seats.)

24 SUPERVISOR ULATOWSKI: Thank you, at this time,  
25 the Board will ask questions of the Applicant to help us

- Board Questions - Ulatowski -

1 further understand and/or clarify things that perhaps  
2 weren't brought to light during the course of the  
3 presentation.

4 I am going to start with a question for the  
5 traffic folks, within the presenters, as to the number of  
6 trucks that would enter and exit the property at your peak  
7 time once the project is fully developed?

8 MS. DAKE: So we are anticipating ten trucks  
9 entering in the morning, and exiting in the morning. And  
10 then in the evening, it's eight trucks entering, and eight  
11 trucks exiting. It is a 24/7 operation. So, the truck  
12 traffic is a little bit higher during the peak period,  
13 during the times between like 8:00 a.m. to noon is when  
14 they try to concentrate the majority of their truck  
15 traffic. But it's spread out throughout the day.

16 SUPERVISOR ULATOWSKI: Do you have any idea as to  
17 what the numbers are between 8:00 and noon?

18 MS. DAKE: They vary between ten and 20 to 25  
19 trucks per hour.

20 SUPERVISOR ULATOWSKI: Per hour?

21 MS. DAKE: Yes.

22 SUPERVISOR ULATOWSKI: Per hour. Any other  
23 questions from the Board members?

24 COUNCILOR BICK: Mr. Supervisor?

25 SUPERVISOR ULATOWSKI: Mr. Bick, thank you.

## - Board Questions - Bick -

1 COUNCILOR BICK: Mr. Supervisor, I wonder if we  
2 could get another microphone. Perhaps we could have the  
3 Planning Board's until they have an opportunity to ask  
4 questions? And then we will have one at the podium. And  
5 then one for us to ask questions. Or perhaps the Applicant  
6 can answer at the microphone we have set it up for the  
7 public to speak.

8 (Pause to reconfigure microphones.)

9 SUPERVISOR ULATOWSKI: Thank you. Okay,  
10 Councilor?

11 COUNCILOR BICK: Really, for anybody, for the  
12 team who is here, I am going to ask the most obvious  
13 question that all of my constituents have asked me is: Who  
14 is going to occupy the site when you're done with it?  
15 That's my question. Go ahead.

16 MR. LAIGAIE: Could I come up and answer? Thank  
17 you. Currently, it's a speculative distribution building.  
18 Currently, it's a speculative building. Our expectation is  
19 that we will have the tenant in line before we start  
20 construction in the spring of --

21 UNIDENTIFIED VOICE: Can't hear it.

22 MR. LAIGAIE: Currently, it's expected to build,  
23 and the thought is that we would land a tenant prior to the  
24 start of construction. Which we would be, on our schedule,  
25 say it would be spring of 2020.

## - Board Questions - Bick -

1 COUNCILOR BICK: All right. That was pretty much  
2 the answer I thought I was going to get.

3 Let me get into a couple of other questions. As  
4 far as the traffic study, all the north/south traffic from  
5 the site, I think you mentioned in the traffic study, is  
6 going to go to the Bypass, to Route 57 onto the Thruway.  
7 All the traffic. Is all of the north/south tractor-trailer  
8 traffic going to go -- is all your traffic going into the  
9 Thruway?

10 MS. DAKE: The only traffic that we anticipate  
11 using the Thruway right now is the truck traffic. All of  
12 the truck traffic will use the Thruway.

13 As far as commuters, in the Syracuse area, it's  
14 very hard to use the Thruway as a commuting group.

15 COUNCILOR BICK: I think one of the main concerns  
16 with people that I talked to is the truck traffic. And you  
17 know, nobody wants trucks going through the Village of  
18 Liverpool to get to 81.

19 MS. DAKE: Absolutely not. We don't anticipate  
20 that at all.

21 COUNCILOR BICK: The trucking you will have in  
22 and out of this, will that be -- will be, the company that  
23 occupies the site, will they own the trucking that goes in  
24 and out? Or will that be individuals who are making their  
25 own decisions on what roads they drive on?



## - Board Questions - Bick -

1 MS. DAKE: We anticipate a mix of trucks using  
2 the site. It would be some from the facility operator, and  
3 some from other carriers. It will be tractor trailers.

4 COUNCILOR BICK: But you anticipate that whoever  
5 occupies the site will be able to police where trucks go  
6 when they leave the site?

7 MS. DAKE: Absolutely.

8 COUNCILOR BICK: Okay. Mr. Supervisor, I don't  
9 have anymore questions.

10 SUPERVISOR ULATOWSKI: Yes.

11 COUNCILOR HESS: Mr. Supervisor, I just have a  
12 couple questions. Are you going to request any variances  
13 for this?

14 MR. FRANK PAVIA: Yes, sir. Good evening. My  
15 name is Frank Pavia, with Harris Beach. I represent the  
16 developers as well. As was explained by Richard, there was  
17 quite of bit of sound reduction fencing and berming that we  
18 are placing on certain portions of the property line. And  
19 those fencing, not the berms, do require an area variance  
20 as they are defined by the Town Code as accessory  
21 structures.

22 We also are going to be asking now for a front  
23 yard landscape setback variance in order to move the  
24 landscaping a little closer to the road so that we can  
25 provide better internal configuration of the roadway and

1 parking. Again, to merely design, to better, to have the  
2 site better handle the truck queueing on-site. Because the  
3 goal here is to have all queueing of trucks occurring  
4 on-site, not off-site. In order to accommodate that, make  
5 that internal road work on the site work best, we are going  
6 to need to move the landscaping up in the front yard  
7 setback. So we will be asking for that as well. That's  
8 the only variances we will be asking for the project.

9 COUNCILMAN HESS: Thank you. Another question  
10 would have to do with your traffic flow. Have you  
11 considered, or thrown it right out, of bringing the trucks  
12 in directly off the Bypass, instead of bringing them up to  
13 Morgan and then north on Morgan in --

14 MS. DAKE: That was more looked at. It was more  
15 of a site plan. That's why it's not considered feasible at  
16 this time. You know, we are trying to keep all the truck  
17 traffic on-site, as Frank just described. So from by  
18 bringing it in that far north entrance, it gives us plenty  
19 of room on site to queue before we get to the guard shack.

20 MR. FRANK PAVIA: Just to add to Amy's comments:  
21 Again, with this goal of making that internal road work on  
22 the site work best, so that the truck queueing only occurs  
23 on-site, it was studied, a truck exit ingress and egress on  
24 Liverpool Bypass. It actually came out that that would  
25 work to the opposite of our goal. That in fact by doing

## - Board Questions - Hess -

1 that, you would actually result in trucks potentially  
2 queueing on Liverpool Bypass, which our client has  
3 absolutely no desire to do at all. That's one of their  
4 main goals and intentions is to avoid that particular  
5 incident.

6 COUNCILMAN HESS: Wonderful. Thank you. One  
7 follow-up to that. Do you -- Morgan, and Sheridan Drive,  
8 because I think that intersection which is I believe it's  
9 going to be in the Town of Salina, maybe Liverpool, I  
10 believe Salina, that's already in a close failing rate.  
11 Failing rate. How do you perceive that to get better or  
12 worse?

13 MS. DAKE: I mean, we are adding traffic.

14 COUNCILOR HESS: Right.

15 MS. DAKE: I can't really stand here and honestly  
16 say it's going to get better.

17 COUNCILOR HESS: Yes.

18 MS. DAKE: We are doing everything we can to make  
19 it operate as efficiently as possible. The improvements at  
20 Tulip and Commerce will help that a little bit, by  
21 channelizing that right turn. And we are going to be  
22 prohibiting left turns exiting Commerce at that location.

23 Given the traffic volumes there, there is just  
24 unfortunately not a lot of improvement that we can make,  
25 however. You know, the traffic signal cycling at Morgan

1 Road and Liverpool Bypass will help with gaps for that  
2 traffic to get out.

3 COUNCILMAN HESS: Okay, thank you. Also another  
4 one is, have you reached out to the fire department of  
5 Moyers Corners to make sure they have a ladder truck high  
6 enough for this building?

7 MR. PAVIA: I believe we have reached out to the  
8 fire department. I can't confirm that that has happened.  
9 But I know we are ongoing having discussions with the fire  
10 department because, as Mr. Laigaie mentioned earlier, our  
11 client intends to implement a state-of-the-art fire  
12 prevention system in this facility. It's in its own  
13 interests to do so because of the value of the assets they  
14 are going to be placing on this property.

15 So I know along with those efforts with the state  
16 to get that state-of-the-art fire prevention system  
17 approved, there have been discussions with the local fire  
18 department. I believe they have discussed the issue of the  
19 ladders. And I believe those discussions are ongoing. And  
20 we are hoping to have those all confirmed.

21 And again, as the Supervisor mentioned, this is  
22 really a public hearing for the rezoning department. There  
23 is going to be another public hearing if you do grant the  
24 rezoning for site plan. So a lot of what, we hope by that  
25 time, a lot of that will be flushed out and confirmed. And

## - Board Questions - Hess -

1 if there needs to be revisions made for the site plan to  
2 accommodate, you still have the opportunity to do so.

3 COUNCILMAN HESS: Very well. I am all set, Mr.  
4 Supervisor.

5 SUPERVISOR ULATOWSKI: What was that? Councilor  
6 Pleskach?

7 COUNCILOR PLESKACH: Good evening. Thank you.  
8 My question revolves around, you mentioned 24/7 operations.  
9 It would seem to be an awful lot of parking spots. Can you  
10 speak to how the workers, a thousand workers, after two  
11 years, if they do shift work, you know, about how many  
12 workers per shift? Can you just speak to that break-out at  
13 all?

14 MR. BURROW: So the parking lot is sized so that  
15 you could have two shifts overlapping. So you mentioned a  
16 thousand people. There is 1,800 car parking spaces. Some  
17 people will use public transit or car pool. So that allows  
18 for two shifts, of a thousand people to overlap. Or one  
19 shift finishes, one shift ends. The parking has to go on.

20 SUPERVISOR ULATOWSKI: Any other questions?  
21 Councilor Hall?

22 COUNCILOR HALL: I have two main questions. The  
23 first one being, you said that the site is on public  
24 transportation. Would that be by bus? Do you know how  
25 many buses run by there?

## - Board Questions - Hall -

1 MR. BURROW: There is an existing bus stop on  
2 Morgan Road, and that will be part of our development.

3 COUNCILOR HALL: So it will be open to all  
4 members of our community, not just with ones by car,  
5 hopefully?

6 MR. BURROW: No, the bus stop is on the route  
7 today. And our design will continue to allow the bus stop  
8 to operate.

9 COUNCILOR HALL: Second question, more based on  
10 if the zone were to be changed. This is a large footprint  
11 building. Do you have any idea you would have for the  
12 roof? Any ideas for solar, anything up there at this  
13 point? Roof gardens? Something along those lines?

14 MR. LAIGAIE: The current plan does not show  
15 solar on the roof at this point. Should a client -- use  
16 solar, we certainly would have modifications.

17 COUNCILOR HALL: I hope that is something you  
18 would consider. This is a big footprint. We are moving a  
19 lot of green space. Maybe something to look forward to  
20 kind offset, if that's possible.

21 MR. LAIGAIE: It's yes, thank you.

22 COUNCILOR HALL: It was a comment.

23 SUPERVISOR ULATOWSKI: Mr. Young?

24 COUNCILOR YOUNG: Are you the one answering the  
25 questions about the trucks?

## - Board Questions - Young -

1 MR. PAVIA: Our traffic consulting is answering  
2 the questions. Let me put the microphone here.

3 COUNCILOR YOUNG: Are you saying that the only  
4 delivery vehicles of any type going in and out of this  
5 building are going to be tractor trailer trucks?

6 MS. DAKE: Yes.

7 COUNCILOR YOUNG: So in other words, this  
8 distribution center is going to be distributing by tractor  
9 trailer to other distribution centers somewhere, is that  
10 correct?

11 MS. DAKE: Yes.

12 COUNCILOR YOUNG: Are there going to be any  
13 little delivery trucks, FedEx trucks?

14 MS. DAKE: No, that's -- no.

15 COUNCILOR YOUNG: Talking strictly tractor  
16 trailers?

17 MS. DAKE: Yes.

18 COUNCILOR YOUNG: Okay. That's all.

19 COUNCILOR MEAKER: My first question will be for  
20 Mr. Territo, actually. Prior to the zone -- I apologize.  
21 My first question will be for Mr. Territo. Prior to this  
22 zone being Recreation, what was the zoning prior to that?

23 COMMISSIONER TERRITO: I looked up the history  
24 today. So that the golf course got a zone change in 1958.  
25 So prior to that, it was called open land. So it was

- Board Questions - Meaker -

1 similar to R-8 100 today. Ever since 1958, the zoning has  
2 allowed for a golf course.

3 COUNCILOR MEAKER: Thank you, Mr. Territo.

4 COMMISSIONER TERRITO: You're welcome.

5 COUNCILOR MEAKER: My next question will be for  
6 the transportation, and I would ask that, did I hear you  
7 right when you said all road construction will be paid for  
8 by the developer?

9 MS. DAKE: That is correct.

10 SUPERVISOR ULATOWSKI: Thank you. I have a  
11 follow-up question regarding traffic. One of the things  
12 that we told the residents, we, as the Town of Clay, would  
13 have our own traffic study done. That has been done. We  
14 have a representative locally in the audience. And I would  
15 just like to call on Gordon Stansbury.

16 Would you comment on, you know, what you found in  
17 the document that you created by the traffic study you  
18 reviewed?

19 MR. GORDON STANSBURY: Certainly. Just for  
20 everyone's information, my name is Gordon Stansbury, the  
21 chief consulting -- I am a local traffic engineer. I am a  
22 licensed professional engineer and a certified professional  
23 traffic operations engineer.

24 I did review the traffic study. Overall,  
25 methodology-wise, I agree with the method of the study.



- Stansbury -

1 The application, the software program, everything was  
2 reasonable and up-to-date.

3 I had a couple questions regarding the overall  
4 study findings. First off, on the time periods, as Ms.  
5 Dake mentioned, the peak hours for the development are off  
6 of the peak hours of the adjacent street. I wanted to make  
7 sure that they answered the question tonight about the  
8 volumes being about 30 percent lower.

9 My question is what assurance does the Town have  
10 that the shift times will not occur during the peak rush  
11 hour to make sure we don't have an overlap and not  
12 accounting for that higher potential impact?

13 I also was wondering about weekend traffic. I  
14 assume this facility will be in operation Saturdays and  
15 Sundays. And wanted to know what the trip generation and  
16 potential impact on weekends are? As they were not looked  
17 at.

18 The trip generation estimate was based on-site  
19 specific data which is reasonable for a use of this size.  
20 The typical IT trip generation doesn't necessarily apply.  
21 I again was wondering what trip generation on the weekends?

22 Also, the data provided in the study specifically  
23 noted that it was off peak trip generation estimates. I  
24 would like to know more information regarding the potential  
25 peak season for trip generation? Is it substantially

- Stansbury -

1 higher, and what is the duration of that time period if it  
2 is higher?

3           Regarding the traffic distribution that was  
4 assumed in the traffic study, I would like a little bit  
5 more explanation on how the distribution was developed.  
6 Specifically, did they use zip code, population data, or  
7 demographics to develop that distribution? Wanting to make  
8 sure it's an accurate representation with a site  
9 development of this size with the potential traffic  
10 generation of five to 10 percent shift in distribution  
11 could significantly change the potential impacts and  
12 mitigation that's identified.

13           A couple minor technical comments on the capacity  
14 analysis that I don't believe would significantly impact  
15 the results.

16           I did want to also know about access to the  
17 Thruway. We know that you said that the truck traffic will  
18 be using the Thruway. I am wondering if there is any  
19 opportunity to provide incentives for employee use of the  
20 Thruway to help reduce the impact of local roadway network?  
21 I think there is a potential there that should be explored.

22           That's about the gist of the review, at this  
23 point. I had a couple comments regarding the driveways but  
24 it looks like they are already starting to address those  
25 through their work with the County.

- Board Questions - Ulatowski -

1 SUPERVISOR ULATOWSKI: Thank you. When I read  
2 this study, one of the things I was looking for too was  
3 what the potential impacts were for commuter traffic to use  
4 the Thruway, what incentives might be provided to keep them  
5 off the city streets? That's really where I was going  
6 with. I think you also picked that up.

7 MS. DAKE: Yes. I would be happy to go through  
8 Gordon's comments and kind of answer to the best of my  
9 ability at this point. We will be providing answers in  
10 writing to all of these comments.

11 As you mentioned, we have already talked about  
12 the difference between the peak weekday traffic and the  
13 commuter times. And that's really important to note.

14 As far as an assurance to the Town, as far as the  
15 shift times, I am not sure what the assurance to the Town  
16 would be.

17 MR. PAVIA: I have never heard of such a thing,  
18 to be honest with you. It's something we could discuss  
19 with our client. I really don't know if there is any legal  
20 mechanism by which you can restrict shift times of a  
21 private enterprise. But it's something that we would look  
22 into. And we certainly will try to incentivize or come up  
23 with packages that incentivize better commuter patterns  
24 coming in and out of the site, and also utilizing the  
25 Thruway as an option for non-truck commuter traffic that

- Board Questions - Ulatowski -

1 would be generated by the development.

2 SUPERVISOR ULATOWSKI: Thank you.

3 MS. DAKE: As far as Saturday peaks go, we did  
4 look at Saturday as well. It was not included in the  
5 traffic study. As we mentioned, this is a 24/7 operation,  
6 so the shift times would be the same on Saturday: Roughly  
7 7:00 a.m. and 6:00 p.m. for shift change-overs. Which  
8 means that we are nowhere near the Saturday peak times.  
9 Saturday peaks typically occur between 11:00 in the morning  
10 and 2:00 in the afternoon.

11 In looking at the actual difference in the  
12 traffic volumes between the weekday morning peak, weekday  
13 evening peak, and the Saturday morning/evening peaks, they  
14 are approximately 30 to 80 percent lower on Saturday than  
15 they are during the weekday peak. Which means that all of  
16 our analysis takes into account the highest peak time  
17 periods when we will be generating traffic. And the  
18 proposed improvements would take all of that into  
19 consideration.

20 As far as the arrival and departure  
21 distributions, we looked at census data for the entire  
22 Syracuse area, Onondaga County area. And we also looked at  
23 what we call kind of a "cordon" line, so we take a kind of  
24 a radius around the site. We look at all the traffic  
25 that's going in and out of the site and where it's coming

- Board Questions - Ulatowski -

1 from and going to, and that's what our distribution  
2 patterns were based on.

3 In talking with Onondaga County DOT, we  
4 understand that there may be an opportunity for more  
5 traffic to actually coming from the northwest. So, we may  
6 have over-estimated the traffic that's coming from the  
7 south. But that's basically more of a conservative  
8 analysis providing improvements for those areas where the  
9 traffic's a little bit heavier.

10 As far as the Thruway goes, we know that the  
11 Thruway is going to be going to cash-less tolling in a year  
12 or two. And that may help as well with improving commuter  
13 patterns using the Thruway. I think that was it.

14 SUPERVISOR ULATOWSKI: Thank you. Any other  
15 questions from Board members? Okay. To the Planning  
16 Board.

17 PLANNING BOARD CHAIRMAN MITCHELL: If you can  
18 hear me?

19 THE CLERK: I will give you the mic.

20 CHAIRMAN MITCHELL: It's a little green ball  
21 instead of a little orange ball. Now we are okay right  
22 now.

23 I am looking forward to hearing the comments and  
24 the questions from the public and I think we need to get  
25 into that. Thank you.

## - Public Questions/Comments -

1                   SUPERVISOR ULATOWSKI: Thank you. We will now  
2 move into the audience participation part of it where you  
3 will be able to give us your questions/comments on the  
4 project.

5                   We are limiting it to two minutes out of respect  
6 for everyone here in the audience tonight who might want to  
7 speak.

8                   Also, if we could keep ourselves from  
9 interrupting anyone who is asking a question because we do  
10 have a stenographer here with us today. It makes it easier  
11 if one person is talking, he can catch everything that's  
12 being said.

13                   They are also, you know, providing a video  
14 available so a full and complete record of this hearing  
15 will be available.

16                   Lastly, remember, we will do everything in our  
17 power to answer as many questions as possible. But we are  
18 creating a record. We are gathering information to help  
19 the Town Board make a decision one way or the other. So  
20 don't expect complete answers today. But once the record  
21 is complete, and I understand from the stenographer it  
22 takes about three days, we will then turn that over to the  
23 developer to answer questions. All of that being done  
24 before any decision is made.

25                   Okay. So with that said, I have a number of

## - Public Questions/Comments -

1 folks here that want to ask either a question, or make a  
2 comment, and in no particular order. Because these were  
3 handed to me at various times throughout the evening. So I  
4 don't have them from the moment someone walked in, up until  
5 the last person walked in.

6 So, first up, from the Village of Liverpool, we  
7 have a Thomas Ogden, it looks like, is that correct?  
8 Again, if you come up to the microphone. Thank you.

9 Okay. I am going to follow behind Mr. Ogden, we  
10 are going to have Spencer Baum. Spencer Baum. No? Not  
11 here?

12 Okay. Let me just get one more behind you.  
13 Let's see. Sheree Banks. Sheree Banks here? No? All  
14 right. Go ahead.

15 MR. TOM OGDEN: I am Tom Ogden. I am a resident  
16 of Liverpool. 115 Hiawatha Trail in the village.  
17 Long-term resident. Long-term participant in many  
18 organizations locally.

19 The impact to the school system taxes is  
20 extremely interesting to me, and also, in my opinion, very  
21 positive. \$800 thousand in taxes over the PILOT time  
22 period versus \$28 million is a substantial impact and means  
23 a lot to our students and our teachers, and our residents.  
24 Having paid my school taxes of \$6,500 this morning, I am  
25 fully aware of the potential positive impact in reduction

- Ogden -

1 of taxes.

2 We also look for better services for our students  
3 with the impact of reduced taxes. And reduced taxes across  
4 for all taxpayers locally. A thousand jobs means better  
5 standard of living for over a thousand people locally. If  
6 you're not working, you certainly have the opportunity to  
7 get a job. If you are working, you certainly may have the  
8 opportunity to improve your working status with a little  
9 bit better paying job. Not substantially, but a little bit  
10 better paying job.

11 There is more revenue that is going to be  
12 distributed to our local businesses. We certainly expect  
13 that with a thousand more people locally, and the impact of  
14 other truckers and people that are supporting the  
15 organizations, locally, that we will have increased revenue  
16 across all our businesses, locally, both for the service  
17 industries and their support industries.

18 I would expect also that we are going to see an  
19 increased opportunity for our property values to go up as  
20 there is increased demand for property.

21 TIMEKEEPER: 30 seconds.

22 MR. OGDEN: It goes in hand in hand with our  
23 property values locally, would also increase.

24 I would expect that we are going to have  
25 increased occupancy in our apartments. If you're not a



- Ogden -

1 local, there are a substantial amount of apartments just  
2 north of the facility. The occupancy rate is not full.  
3 And those local owners, I am sure, will benefit from that,  
4 which also increases our ability to have increased tax  
5 revenue locally.

6 TIMEKEEPER: Two minutes is up, Mr. Supervisor.

7 MR. OGDEN: Times up? Thank you.

8 SUPERVISOR ULATOWSKI: Thank you very much.

9 (Applause.)

10 THE CLERK: Spencer Baum? Sheree Banks?

11 (No response.)

12 THE CLERK: How about Rob Simpson? After that,  
13 Cheryl Young.

14 MR. ROB SIMPSON: Good evening. Thank you all so  
15 much for having us all out to hear a little more about  
16 this. Rob Simpson, I represent CenterState CEO. The  
17 region's --

18 THE CLERK: Bob, could you go a little closer to  
19 the microphone?

20 MR. SIMPSON: Of course. Sorry. I will duck a  
21 little bit.

22 SUPERVISOR ULATOWSKI: I am sure you can raise it  
23 up.

24 MR. SIMPSON: That's okay. So I just wanted to  
25 thank you. I am Rob Simpson. I am the president of

- Simpson -

1 CenterState CEO, the region's business and economic  
2 development organization. This is no surprise. For many  
3 years we have been working very hard to try to attract  
4 warehousing distribution logistics operations to this  
5 region. A facility like this is directly in keeping with  
6 the regional strategic plan of the Upstate Revitalization  
7 Initiative proposal of a couple years ago. And I have to  
8 go back at least two decades to find a single economic  
9 development investment that is anywhere close to the scale  
10 to the one that's being proposed here by Trammell Crow.

11 So we really want to commend Onondaga County, the  
12 Town of Clay for your willingness to create a business  
13 environment that's receptive to these types of investments.

14 There is no doubt, I am sure there will be many  
15 questions. There will be many issues, some of which will  
16 need to be mitigated. But this is a remarkable opportunity  
17 for upwards of a thousand jobs for residents in our  
18 community, and a period where we are beginning to see some  
19 robust economic growth. We know there are still many more  
20 people in our communities that are looking to gain access  
21 to employment.

22 So we want to thank you. We certainly want to  
23 support this project in the strongest possible terms.

24 Thank you very much.

25 (Applause .)

- C. Young -

1 THE CLERK: After Cheryl Young, Vito Pascarella.

2 MS. CHERYL YOUNG: Hello, my name is Cheryl  
3 Young. I am a resident of Liverpool, New York.

4 I just wanted to say I think this is good. I  
5 think this is good for many reasons. Specifically, because  
6 it's going to bring a thousand jobs.

7 I would just like to know: How young do they  
8 hire? Because there are so many jobs, so many young ones,  
9 that it's hard to find a job. They don't hire until they  
10 are 18. Is this going to be the same for our young ones  
11 for this distribution center? That's what I want to know.

12 But I am for it. I don't really care about the  
13 traffic because of the benefits that it brings to our town.  
14 That's all I wanted to say.

15 SUPERVISOR ULATOWSKI: Thank you.

16 (Applause.)

17 THE CLERK: Vito Pascarella. And after Vito is  
18 Ronald Verwig.

19 MR. VITO PASCARELLA: Hi. My name is Vito  
20 Pascarella. I am a local business owner. I have grown up  
21 in the central New York area. And ever since I was old  
22 enough to care, the only thing I can remember hearing about  
23 this area is jobs were leaving, people are leaving, upstate  
24 New York is dying.

25 We need to bring more activity back into this

- Pascarella -

1 area. Our tax base keeps on shrinking. I'd just like to  
2 make a comment, that it's a great thing for the central New  
3 York area. And since the move of Chrysler and all of these  
4 factories out of the area, I think the more the merrier.  
5 Bring it on. And I am completely for this whole project.

6 (Applause.)

7 THE CLERK: After Ronald, how about Mark Falso?

8 MR. RON VERWIG: Thank you. Ronald Verwig, 2929  
9 Peppermint Lane, Liverpool, New York.

10 Okay. From \$28 million a PILOT was payment in  
11 lieu of taxes. But was any of this money to go to pay off  
12 any bonds, to pay for it? Do you have an answer on that  
13 one?

14 SUPERVISOR ULATOWSKI: I could not understand  
15 what you asked me?

16 MR. VERWIG: Of course not. From the \$28 million  
17 from the PILOT, is any of that money to pay off any bonds?

18 SUPERVISOR ULATOWSKI: The money that comes to  
19 the Town?

20 MR. VERWIG: Where does the \$28 million go to?

21 SUPERVISOR ULATOWSKI: Any money that comes from  
22 the PILOT project would be distributed between the school,  
23 the County, and the Town. I don't know what -- so any  
24 portion of that money would be used to reduce tax revenues  
25 within the Town. I can't say where, specifically, that

- Verwig -

1 money would go, other than it would go to the coffers of  
2 the Town, the proportionate share of those taxes.  
3 Ultimately, to reduce the tax burden on the residents of  
4 the Town of Clay.

5 MR. VERWIG: Okay. That's my question. Well, I  
6 am against the project. The taxes that we are losing is  
7 about \$65 million. \$28 million is not much compared to  
8 that \$65 million.

9 SUPERVISOR ULATOWSKI: I am sorry?

10 MR. VERWIG: We are going to lose \$65 million in  
11 taxes, correct?

12 SUPERVISOR ULATOWSKI: We are going to lose \$65  
13 million?

14 MR. VERWIG: That's what they estimated from  
15 taxes.

16 TIMEKEEPER: 30 seconds.

17 SUPERVISOR ULATOWSKI: I am not following your --

18 MR. VERWIG: The newspaper said about \$65 million  
19 this facility could generate in taxes. We only get \$28  
20 million in the deal.

21 SUPERVISOR ULATOWSKI: Thank you very much for  
22 your comments.

23 MR. VERWIG: You're welcome.

24 (Applause.)

25 MR. MARK FALSO: Hi. My name is Mark Falso. I

- Falso -

1 live on Glendale [ph] Avenue in Liverpool, the Town of  
2 Salina.

3 First of all, I am deaf. Let me say a couple  
4 comments. While it's great to have the warehouse, but  
5 there are other buildings that -- why can't they have it  
6 over there?

7 And second of all, because of the future of 81,  
8 if they got to take it out, 81 downtown, the 481, it would  
9 be a lot more traffic that side. I believe the warehouse  
10 should be over in the Town of DeWitt area. And besides  
11 that, the FedEx, UPS, the Post Office, they are over on  
12 that side. That's all I wanted to say.

13 (Applause.)

14 SUPERVISOR ULATOWSKI: Thank you very much.

15 THE CLERK: Tony Maluka -- Malavenda.

16 MR. TONY MALAVENDA: Hello. Yes. That's  
17 Malavenda. But I have heard worse, actually, so that's  
18 okay.

19 I just have a question, I think for you, sir,  
20 whoever answered the very first question about who the  
21 tenant would be. Yes. So where, are you saying that  
22 you're building this immense project out of spec?

23 MR. LAIGAIE: That's correct.

24 MR. MALAVENDA: So you don't have a tenant?

25 SUPERVISOR ULATOWSKI: Mr. Malavenda, the

- Malavenda -

1 questions are directed to the Board.

2 MR. MALAVENDA: Okay. I will ask you, then. So  
3 if the project is being built on spec, and there is no  
4 tenant in place, how did the traffic studies work? How do  
5 they know what the shift times are? I am just curious  
6 about that?

7 SUPERVISOR ULATOWSKI: Well, from my  
8 understanding of the presentation, it's based on the  
9 footprint of the building, and what a full build-out of  
10 that type of warehouse would generate as far as both  
11 employees and truck traffic. So, the traffic study, to the  
12 best of my knowledge, was based on if a full build-out were  
13 available for a project of that size.

14 MR. MALAVENDA: No. But I am asking though is  
15 not the quantity overall, but the peak times of traffic are  
16 critical, right? So shift times are critical. And every  
17 company -- not every company works the same way. So  
18 without knowing the tenant, I am wondering how accurate the  
19 traffic study can be about when those peak times are. The  
20 tenant is going to decide when that shift changes, right?

21 TIMEKEEPER: 30 seconds.

22 MR. MALAVENDA: That's the question.

23 SUPERVISOR ULATOWSKI: Let me do this. I don't  
24 want to take the words out of your mouth. You may have a  
25 better answer, or to expand upon what I already said. So I

- Malavenda -

1 will turn it over to the developer to back up this, to  
2 answer a little bit.

3 MR. MALAVENDA: Since I don't have any more time,  
4 let me just say, I'm not poo-pooing a thousand jobs.

5 SUPERVISOR ULATOWSKI: I didn't hear? What was  
6 that?

7 MR. MALAVENDA: I am not poo-pooing a thousand  
8 jobs. That's significant. But I still would like an  
9 answer.

10 MR. LAIGAIE: Yes. To answer that question, we  
11 have data from our various types of, our various  
12 distribution facilities around the country. And we have an  
13 idea, based on the northeast area, who is looking. What  
14 the expectations would be for the facility. And they used  
15 traffic numbers that we see for these facilities that are  
16 similar. So it's not a shot-in-the-dark. It's something  
17 that has been -- right now, and you know by our traffic  
18 engineers, so that we know that we are tracking correctly.

19 There is still a chance that it could be one,  
20 two, or three of the tenants that we are talking to. And  
21 any of the three would fit within the general guidelines of  
22 what we have outlined.

23 MR. MALAVENDA: Okay. Thank you.

24 SUPERVISOR ULATOWSKI: Thank you. Gary  
25 Piontkowski. Is Gary here?



- Piontkowski -

1 MR. GARY PIONTKOWSKI: Gary is here.

2 SUPERVISOR ULATOWSKI: And following him, it  
3 looks like Andy Breuer. Andy Breuer here? Thank you.

4 MR. PIONTKOWSKI: I'd like to roll things down.  
5 I'm 63. I forget things. But I will say that as a  
6 lifetime resident of Liverpool, Class of '74, and I can't  
7 believe that this would even go this further without  
8 knowing who the company is that's moving in. (Applause.)

9 I mean, and that goes back to my friend who knows  
10 a lot more about this with Amazon. And this is their  
11 trick, because they have such a bad track record. And the  
12 other places where they have opened these large places, so  
13 they want to keep it hush-hush so people like us will be,  
14 at the last minute, maybe won't be able to do anything  
15 about it.

16 Now the other thing I have to say is, I believe  
17 we have a labor shortage in Onondaga County, between  
18 people, baby boomers like me, retiring. You know, they are  
19 hiring everywhere. So there is not really a demand for  
20 non-skilled warehouse workers here.

21 I mean, put it somewhere, I am thinking down the  
22 Thruway, maybe you know, down where Wayne County, Phelps  
23 there, Lyons, where they are very depressed areas. Where  
24 their little villages boarded up. We are doing good in  
25 Liverpool. We are doing good. Our fire departments, our

- Piontkowski -

1 schools, our DPW's, everything are paved in gold. We do  
2 not need, we are not a desperate community to bring down  
3 our way of life.

4 TIMEKEEPER: 30 seconds.

5 MR. PIONTKOWSKI: And that's it. That's it.

6 Thank you.

7 (Applause.)

8 MR. ANDY BREUER: Good evening.

9 SUPERVISOR ULATOWSKI: Brian Schultz is behind  
10 Andy. Brian Schultz.

11 MR. ANDY BREUER: Good evening. Andy Breuer. I  
12 represent Hueber-Breuer Construction Company. We are a  
13 construction manager in the region. We are at 148 Berwyn  
14 Avenue on the south side of the City of Syracuse.

15 I am very much for this project. I disagree with  
16 the last speaker. (Applause.) I disagree with the last  
17 speaker when he says we are doing well in this region. I  
18 think we are treading water in this region. I would urge  
19 both Town boards to jump on this opportunity. It does not  
20 come along often.

21 When I look at the dollar value projected to  
22 construct, \$280 million dollars, even if I undersell the  
23 labor value at \$100 million, that is upwards of 800  
24 construction projects over 18 months at full-time  
25 employment. That is a tremendous boom for the construction

- Breuer -

1 industry in this region, and we should not miss it.

2 And I would also like to say that I want to thank  
3 the community for the civility of this forum, at least thus  
4 far tonight. I think it says a lot about our democracy and  
5 about our community. I just urge the developer to keep  
6 that in mind in the future. As this project advances, this  
7 is a strong and caring community. You will do well by us,  
8 please.

9 And lastly, I want to commend the design, the  
10 civil design of the site. Because while I initially had  
11 the same question about why not enter the site from the  
12 Liverpool Bypass, I think it's a good solution to queue the  
13 truck traffic on the site on Morgan Road. That's all.  
14 Thank you for your consideration.

15 (Applause.)

16 SUPERVISOR ULATOWSKI: Is Brian Schultz here? Is  
17 Brian coming down? Okay. Let me then have an Eric  
18 Marrero, from Liverpool. Floor is yours.

19 MR. BRIAN SCHULTZ: Thank you. Good evening.  
20 Thank you for the opportunity to speak. I actually live in  
21 DeWitt, New York. But I am here tonight as the chairman of  
22 the CENTRO Board. I have a number of questions regarding  
23 transportation.

24 We are here to throw our support behind this  
25 project. We are anxious and eager to work with the

- Schultz -

1 developer and the state builders having been assured that  
2 there is enough public transportation to this site, and run  
3 at the frequency needed.

4 We were actually very pleased to be in it at this  
5 stage in the game. All too often we are called after a  
6 project is built and then asked to provide service to it.

7 We do have seven days a week service on Morgan  
8 Road now. And we are looking forward to, you know,  
9 developing a service that could effectively benefit this  
10 project. So thank you.

11 (Applause.)

12 SUPERVISOR ULATOWSKI: Thank you. Is there an  
13 Eric Marrero here? John Volz? John Volz?

14 MR. JOHN VOLZ: Hi. I live in Bayberry. And I  
15 actually work in the trucking industry. I work for a  
16 company on Commerce Boulevard.

17 And I think the traffic plan makes no sense. The  
18 trucks should all come in off the Bypass. There should be  
19 no trucks going down Morgan Road. There is already too  
20 many trucks now, with Dot Foods, Raymour & Flanagan. There  
21 is way too much truck traffic as there is now. The roads  
22 cannot handle like 20 trucks an hour, I think she said. It  
23 really doesn't make sense.

24 And I mean, like that other guy said, all the  
25 employees, if they are only paying \$30 thousand a year,

- Volz -

1 they can't afford cars. They are going to be taking buses  
2 into town. This is not a good spot for the site. I mean,  
3 if you're going to bring the trucks in, they all should  
4 come in off the Bypass. None should go down Morgan Road at  
5 all. That's just poor traffic planning. I mean, I am not  
6 a traffic engineer. But it's common sense. The Thruway  
7 runs east-west. There is the closest road -- every truck  
8 goes in off the Bypass. I mean, am I wrong? Is that not  
9 common sense to have them turn in the closest road from the  
10 Thruway? No trucks should go down Morgan Road.

11 (Applause.)

12 SUPERVISOR ULATOWSKI: Thank you. Is John Volz  
13 here? John Kennedy, John Kennedy? Rick Schleigel,  
14 Liverpool? Please?

15 MR. JOHN KENNEDY: Good evening. My name is John  
16 Kennedy. I live at 4227 Montezuma Course. I live close.

17 My wife and I have lived in Clay for 40 years.  
18 The first gentleman who spoke pointed out accurately, I  
19 believe, that many companies have left the area. And I  
20 believe this opportunity is a great opportunity for the  
21 Town of Clay to help allay, I don't expect it to relieve my  
22 taxes, but I think it may allay some of the increases that  
23 we anticipate every year.

24 So please, take advantage of this opportunity,  
25 and vote in favor of this plan. Thank you.

- Sorendo -

1 (Applause.)

2 SUPERVISOR ULATOWSKI: Thank you. Tom Carlson?  
3 Michela Cain? Darlene Sorendo? Who is at the microphone  
4 right now?

5 MS. DARLENE SORENDO: Darlene Sorendo.

6 SUPERVISOR ULATOWSKI: Okay, thank you.

7 MS. SORENDO: I just wanted to say, I've lived in  
8 Liverpool for a very long time.

9 I live off of 57. And I travel back and forth to  
10 work every day, and so does my husband. And we drive by  
11 the Bypass. And we drive by the Thruway. It is greatly  
12 concerning to hear someone state to us that we are going to  
13 have that number, up to 20 to 25 trucks at a time, at some  
14 certain hours, to tell us that it's not going to affect our  
15 traffic in any way at all. It's very concerning.

16 I also commute. I am all for jobs. But it also  
17 concerns me that these jobs, a thousand jobs at \$30,000,  
18 it's not what most of us would have much of a reason our  
19 children for those jobs to get. We are looking to educate  
20 our children and raise a higher -- if you're helping our  
21 community here. We are making the sacrifice. But I don't  
22 see in those ways why it's going to help our community.

23 I just wonder, did the Board go into anyone to  
24 look into the development? What happens when you bring a  
25 large organization like this, a distribution center, what

- Sorendo -

1 does it do to the quality of life of the people who live  
2 here?

3 You can talk about the money and these other  
4 kinds of things coming in. But it's concerning that when  
5 they get here, we are stuck with it. Have we really gone  
6 that far to look into those things. These are the concerns  
7 of the people who live here. We came here because it's a  
8 suburb.

9 TIMEKEEPER: 30 seconds.

10 MS. SORENDO: This is our area where we wanted to  
11 live. We didn't want to be in a large area like that.  
12 Those things are very concerning to us.

13 SUPERVISOR ULATOWSKI: Thank you. Michela Cain?  
14 There we go.

15 MS. MICHELA CAIN: Everybody said just about  
16 everything I have been thinking about. But I really, are  
17 we going to focus a lot on shifts? And how many trucks  
18 come in? Where do you go shopping? How does that stuff  
19 get there?

20 Every business has to have transportation in some  
21 shape or manner. And I think this would be a great  
22 opportunity, and it would be foolish for us to refuse it  
23 and turn our backs on it. It would bring great revenue to  
24 the Town, to the County, to the schools. I don't see any  
25 negative to this. I mean, Carrier left. Chrysler left.

- Cain -

1       Everybody has left. We have no manufacturing barely in  
2       this state, never mind in the Town. We are just hurting  
3       ourselves.

4               I understand you want to live in a smaller town  
5       where it's nice and neat and clean. But you have to bring  
6       in business to live.

7       (Applause.)

8               SUPERVISOR ULATOWSKI: Walt Stiles? Bob Rose?  
9       Paul Graves?

10              MR. PAUL GRAVES: Hi. I am Paul Graves. I live  
11       on Opiscus [ph] Drive in the Town of Clay.

12              I think this is a really good idea. I have a  
13       small business with my daughter. You have to understand  
14       that a business, if there is a problem with trucks getting  
15       in and off on the Thruway, they are going to need to do  
16       something to do about it. They are not just going to let  
17       their business die.

18              And as far as the streets being paved with gold,  
19       if you look just into the Village of Liverpool, over in  
20       Galeville. Last I checked, there are 20 families that are  
21       in pre-foreclosure.

22              We do need the jobs. I think this is a very good  
23       thing.

24              We just need to look at the truck traffic which  
25       is actually in the Town of Salina. I'd just like to say I



- Graves -

1 think it's a very good proposal.

2 (Applause.)

3 SUPERVISOR ULATOWSKI: Thank you. Vince Messina?

4 MR. VINCE MESSINA: Thank you all for giving me  
5 the opportunity to speak tonight. I have many more  
6 questions and comments than can be covered in two minutes.  
7 I would liked to ask if the Planning Board would be willing  
8 to accept what I have in writing here after I am done  
9 speaking?

10 SUPERVISOR ULATOWSKI: We will take written  
11 comments.

12 MR. MESSINA: Okay. All right. So, the previous  
13 speaker said something about the loss of Carrier, the loss  
14 of G.E. One of the questions I have is: What happens to  
15 this building when it's empty?

16 Another comment I would like to make is that  
17 unemployment in the Onondaga County area is at 3.8 percent,  
18 which is basically full employment. The standards that  
19 have been posted online about warehouses of this size have  
20 indicated that they have not helped business in general in  
21 the area. They take low wage workers from other businesses  
22 that are already paying a low wage. They are basically  
23 just shifting workers from one business to another, which  
24 would hurt the businesses that have already been paying  
25 taxes for an extended period of time.

- Messina -

1 I have concerns about the study itself. There  
2 are many questions that I have listed here about the study.  
3 Let me just say the environmental impact studies state that  
4 in Section C.2: Any Comprehensive plans included in the  
5 site? The answer is yes. If yes, Does the Comprehensive  
6 Plan include specific recommendations? Answer is No. So  
7 how is that comprehensive?

8 Does the proposed action, Section D.1.H,  
9 actually, Does the proposed action include the construction  
10 on Town reservoir? The answer is No.

11 That is followed by D-2, stating that: Storm  
12 water run-off will be directed to onsite by our retention  
13 basins. Which is it?

14 I am going is to skip ahead. This proposal  
15 states that the parking area will be an impervious surface.  
16 The County Save-The-Rain web site suggests impervious  
17 surfaces should not be used. That is a Save-The-Rain  
18 standard and proposal. And this proposal contradicts that,  
19 raising the question of just how committed the County is  
20 committed to actually saving the rain.

21 This should be new development. County water  
22 experts have said that this is such a traumatic change --

23 SUPERVISOR ULATOWSKI: Time is up.

24 MR. MESSINA: That it should be treated as a new  
25 development, not a redevelopment, which has very different

- Messina -

1 standards.

2 SUPERVISOR ULATOWSKI: Thank you, Mr. Messina.  
3 We will take your comments.

4 (Handing comment sheet to the Planning Board.)

5 SUPERVISOR ULATOWSKI: Andrew Fish? And Brian  
6 Anderson? Andrew Fish? And Brian Anderson?

7 MR. ANDREW FISH: Good evening. I am Andrew Fish.  
8 I am senior vice president of CenterState CEO. And I also  
9 want to echo the support and comments that were made  
10 earlier as it relates to the proposed Trammell Crow  
11 warehouse and distribution facility.

12 It's true, as we have all been talking about, we  
13 as a region have made a lot of strides in advancing and  
14 moving the needle on issues like unemployment and poverty.  
15 But they continue to hold our region back from having true  
16 economic activity in ways that can be transformative.

17 And projects like this bring about an opportunity  
18 to really provide low barrier of entry of jobs to people  
19 throughout our region and give them access to that, and  
20 getting them engaged in the economy to a way that can truly  
21 be transformative. Having this be a project that is  
22 located on a site that has public access, public transit  
23 access, that is critical.

24 And we have talked about this for years through  
25 the Upstate Revitalization Initiative plan, ground

- Fish -

1 transportation and logistics strategies, and how it's  
2 important to line up the demands for jobs with that.

3 And we have talked about the unemployment being  
4 low. But the reality of it is that there are large  
5 populations in our community here who are completely out of  
6 that labor pool. This gives an opportunity to work with  
7 the potential tenant and the jobs that will be created to  
8 align those individuals with these job opportunities, and  
9 advance them. \$30 thousand may not sound like a lot to  
10 some people. But to others, that's actually the difference  
11 between food on the table and not.

12 So projects like this can truly be transformative  
13 for our region. And I encourage the Town, the Planning  
14 Board to think about the impact of a thousand jobs and all  
15 of this new revenue as it relates to the entire economy.  
16 Thank you.

17 SUPERVISOR ULATOWSKI: Thank you. Brian? Then  
18 Ron Niedzwiecki.

19 MR. BRIAN ANDERSON: Good evening. My name is  
20 Brian Anderson. Tonight, I am representing National Grid.  
21 I have been working in economic development, National Grid,  
22 for over twenty years in central New York. And also in the  
23 Mohawk Valley and western New York.

24 This project is one of the most significant  
25 projects I have seen in our service territory during this

- Anderson -

1 time of 20 years. The potential direct and indirect  
2 impacts of this project in terms of new jobs and new  
3 capital investment are extraordinary. As a long-standing  
4 active proponent of economic development in this region,  
5 National Grid strongly supports this project and the impact  
6 it will have on the upstate New York economy. Thank you  
7 very much.

8 (Applause.)

9 SUPERVISOR ULATOWSKI: Thank you. Barbara Banks?  
10 Mike Banks?

11 MR. RON NIEDZWIECKI: Good evening. My name is  
12 Ron Niedzwiecki. I live on Manitoba [ph] Drive, in Clay.

13 One point I want to make, it appears we're  
14 overlooking one very important thing. We are hung up on  
15 this \$30,000 a year jobs. There is going to be a lot of  
16 construction jobs created by this project being approved.  
17 And they are not \$30,000 a year jobs. I think that needs  
18 to be taken into consideration. I am fully behind the  
19 project.

20 (Applause.)

21 SUPERVISOR ULATOWSKI: Thank you. And then John  
22 Kowalski.

23 MR. MIKE BANKS: Of course. My name is Mike  
24 Banks, 5 Laurel Pearl Path, Liverpool, New York. Proud  
25 resident of Town of Clay for about 50 years, plus or minus.

- Banks -

1       Raised a couple kids here. They still live in the Town of  
2       Clay. We are expecting our twelfth grandchild, shortly.

3               So as far as the labor goes, this is a great  
4       opportunity for them. I feel this is an awesome  
5       opportunity for central New York, and the Town of Clay in  
6       itself. And hopefully this project, if approved, will be a  
7       conduit for new businesses to come into central New York.

8               We have all seen the headlines as have been  
9       quoted this evening in the negative. One thing that hasn't  
10      been talked about a lot is the fact that we are losing a  
11      lot of jobs. Population is going down -- not just in  
12      central New York, but in New York State. And hopefully, a  
13      project like this will keep people in central New York.

14              Now, I am not sure where he is but I don't know  
15      where that guy lives with the golden streets? Because I  
16      will tell you what, there was a previous comment about a  
17      lot of people in this Town who are facing foreclosure, and  
18      could be out of their homes. So, things aren't all that  
19      great in 3.8 percent unemployment. It may be a low number  
20      but it still could be lower.

21              I got a couple questions. There is talk about  
22      the developer expanding the roadways on Morgan Road, Tulip  
23      Street?

24              TIMEKEEPER: 30 seconds.

25              MR. BANKS: I will be fast. I understand with

- Banks -

1 most commercial development, or any development, a  
2 developer pays for the initial expense of paving the roads.  
3 Might there be a way of getting a bit of a fund for the  
4 upkeep of those roads down?

5 SUPERVISOR ULATOWSKI: I can't answer that  
6 question but I will put it in the record and see if we  
7 could get an answer.

8 MR. BANKS: Okay. Another thing, a lot of people  
9 are commenting about the taxes, quote/unquote, loss of  
10 taxes. But if I understand this program correctly, over  
11 the next 15 years, we are still going to be generating \$28  
12 million in taxes?

13 TIMEKEEPER: Time is up, Mr. Supervisor.

14 SUPERVISOR ULATOWSKI: I believe the 28 was just  
15 the PILOT for 15 years, that is correct.

16 MS. BANK: Right. For the first 15 years. And  
17 after that it will be full?

18 SUPERVISOR ULATOWSKI: Thereafter, it will be  
19 full assessment. I am sure that number will be --

20 MR. BANK: -- much higher.

21 SUPERVISOR ULATOWSKI: -- much larger. Thank you.

22 (Applause.)

23 SUPERVISOR ULATOWSKI: Is John Kowalski? And  
24 then Joe Ostuni, if I am pronouncing that correctly?

25 MR. JOHN KOWALSKI: Yes. Good evening. My name

- Kowalski -

1 is John Kowalski. I live on Pawnee [ph] Drive in  
2 Liverpool.

3 Like many people, I have concerns and am slightly  
4 excited about the Amazon -- or sorry -- the distribution  
5 center. The developer won't say "Amazon" but all of us  
6 actually read between the lines. Everyone in the world's  
7 second largest corporation --  
8 (Speaker told to slow down by reporter.)

9 MR. KOWALSKI: We also need to talk about what  
10 those jobs will look like. If you were to take out your  
11 smart phones right now and search three words, Amazon  
12 distribution employees. Article after article describe how  
13 awful the working conditions are.

14 On the first page of Time Magazine: I worked at  
15 Amazon for full -- they treat workers like robots.

16 New York Post. (Unintelligible. Reading  
17 statement too fast.) Amazon worker conditions, urinating  
18 in trash cans ashamed to work injured.

19 News segments about the horrible working  
20 conditions have been put out by CBS, NBC, CNN and Fox.

21 In March 2019, Fox news played audio clips from  
22 multiple 911 calls where Amazon supervisors called to  
23 report attempted and carried out successful suicides by  
24 employees on the job.

25 Every article described employees walking 15 to



- Kowalski -

1 20 miles a day, being fearful of using the restroom and for  
2 fear of falling behind schedule. Which would mean  
3 termination. And employees (Unintelligible).

4 After reading article upon article, it's clear  
5 that these are not careers. They are temporary jobs, until  
6 these employees become so exhausted that they either quit,  
7 fall behind, get fired or get injured.

8 The Clay Town Supervisor has described a  
9 distribution center as an excellent opportunity. Employees  
10 of Amazon distribution centers describe it as hell.

11 While 1,000 is a high number, I wouldn't wish for  
12 many of my neighbors subject to those conditions.

13 These are not the jobs central New Yorkers  
14 deserve. They are not the jobs local politicians should be  
15 proud of bringing to the area.

16 (Applause.)

17 SUPERVISOR ULATOWSKI: Okay. Ostuni. Next is,  
18 Hernandez.

19 MR. JOSEPH OSTUNI: Good evening. I am Joe  
20 Ostuni, Chairman of the Village of Liverpool Planning  
21 Board. I would like to thank the Chairman of the Clay  
22 Planning Board and the Supervisor of Clay Board for having  
23 us here tonight. I appreciate the opportunity to speak.

24 I am professing that the Town of Clay please  
25 consider the impact of the increased traffic generated by a

- Ostuni -

1 large industrial use on Morgan Road would have on the  
2 quality of life for the residents of the Village of  
3 Liverpool.

4 The Village of Liverpool is a one-square mile  
5 walkable community where residents enjoy getting to the  
6 grocery store, restaurants, and parks on foot. Pedestrian  
7 traffic through the village is challenged daily by tens of  
8 thousands of cars a day. The traffic volume has grown  
9 steadily over the last 20 years. Much of that traffic goes  
10 to and from the Town of Clay. Any potential further  
11 increase must be carefully considered in mitigating it as  
12 much as possible.

13 There is a great concern about any proposed  
14 widening of Tulip Street, Oswego Street, Second Street, and  
15 Vine Street within the village. Transportation related to  
16 changes of this nature would have a significant negative  
17 impact for village residents.

18 Planning transportation changes that direct  
19 traffic flow to Liverpool Bypass, Commerce Boulevard, and  
20 Taft Road to arteries that do not traverse the village  
21 would be a better option. Thank you.

22 (Applause.)

23 SUPERVISOR ULATOWSKI: Hernandez?

24 MS. NODESIA HERNANDEZ: Hello. My name is  
25 Nodesia Hernandez. I would have one simple question. I

- Hernandez -

1 have been a long resident of the Town of Clay since 1989.

2 The fellow, a couple of fellows back, asked a  
3 question but I didn't think it was answered. So I did  
4 understand that you said that you initially pay for the  
5 roads. But after five years of 25 and 20 trucks an hour on  
6 these roads, who will pay for the upkeep of the roads?  
7 Will it be the County or will it be the Applicant?

8 SUPERVISOR ULATOWSKI: It depends on the road. I  
9 believe Morgan Road is a County road.

10 MS. HERNANDEZ: Yes.

11 SUPERVISOR ULATOWSKI: So that would be a County  
12 responsibility. If it were a Town road, it would be our  
13 responsibility.

14 MS. HERNANDEZ: So we would end up having to pay  
15 for the maintenance after?

16 SUPERVISOR ULATOWSKI: That maintenance is always  
17 there, regardless of whether or not there is --

18 MS. HERNANDEZ: But it's not always there, with  
19 20 to 25 trucks, extra trucks on the road an hour.

20 SUPERVISOR ULATOWSKI: I thank you very much. I  
21 don't want to debate the issue with you. But I do  
22 acknowledge that those roads are maintained by the  
23 municipality that has the responsibility.

24 MR. WALT STILES: My name is Walt Stiles. You  
25 called a minute ago. My wife said I was sleeping. I

- Stiles -

1 wasn't sleeping, honest. I take my glasses off and squint,  
2 I can see my house north of this project.

3 This is a great idea. We can't let this pass.  
4 40-some years, I have lived in that little area up there.  
5 We have lost all the big manufacturing jobs from all the  
6 big plants that did all the pollution that we are cleaning  
7 up now.

8 Now we have a chance to have a big plant, lots of  
9 jobs. Taxes that are going to help our schools. Taxes  
10 that will actually pay to repair those streets that the  
11 last lady was complaining about. And now we have a chance  
12 to have a big project, a lot of jobs. Maybe they are not  
13 the perfect job. But there aren't many perfect jobs out  
14 there.

15 This big plant is not going to create pollution  
16 like we are used to with factories. It's going to be a  
17 pretty darn clean operation. 20 to 25 trucks an hour. We  
18 can handle that. This is a big deal. Don't let this pass  
19 us by. Thank you.

20 (Applause.)

21 SUPERVISOR ULATOWSKI: Excuse me.

22 MR. CRAIG THAYER: Good evening. I am Craig  
23 Thayer. I am at the Iron Gate section of Liverpool. I've  
24 lived here for 30 years. It's a beautiful place. Mild  
25 winters, not only sunny skies. Originally, I was from Long

- Thayer -

1 Island. And after passing through the Bronx and other  
2 areas where they are basically concrete jungles, one of the  
3 reasons I stayed up here is because I like the small town  
4 atmosphere.

5 Things are a little slower. We don't have an  
6 hour commute to our jobs even though I work by myself out  
7 of my house. It's just a better quality of life, in my  
8 opinion.

9 I am not opposed to attracting new industry  
10 because I certainly, I'm not the throw-the-bar-stools at  
11 other taxes. But I am wondering if this is perhaps not the  
12 best place to put it. Because you have not only the  
13 congestion at rush hour, but I know in the last, probably  
14 the last 15 years, the traffic in the downtown Liverpool  
15 area has increased immensely. And I think I'm not alone in  
16 that observation. Thank you.

17 (Applause.)

18 SUPERVISOR ULATOWSKI: Next we have Paul Walker?  
19 James Rowley?

20 SUPERVISOR ULATOWSKI: Is Paul here?

21 (No response.)

22 SUPERVISOR ULATOWSKI: Mr. Rowley?

23 MR. JIM ROWLEY: Good evening, Mr. Supervisor,  
24 and members of the Board and Planning Board. My name is  
25 Jim Rowley. I am the Second District County Legislator in

- Rowley -

1 which this development is proposed.

2 And I am proud to speak in favor of the proposed  
3 zone change in the project here tonight. This project will  
4 be generational, transformational, and in my opinion  
5 inspirational.

6 Generational, in that it will affect generations  
7 to come. \$280 million of investment, bringing one thousand  
8 jobs, will produce economic spinoff that will provide a  
9 sorely needed boost to our standard of living in our  
10 community.

11 Transformational in that this project will be a  
12 catalyst for lower property taxes with potential to shore  
13 up existing businesses in our community. The projected \$28  
14 million in taxes to be generated under the proposed PILOT  
15 agreement will be much more than the existing taxes  
16 generated by the golf course.

17 And if local government and the school district  
18 adhere to the tax cap law, tax rates will be positively  
19 impacted.

20 Also, as you know, the Great Northern Mall is  
21 struggling. While I'm not an expert in real estate  
22 development, I happen to believe that this project will  
23 enhance the prospects for some meaningful redevelopment of  
24 that facility.

25 Finally, this project will be inspirational

- Rowley -

1 because it's come to us without state involvement. The  
2 PILOT benefits being asked from the developer are off the  
3 rack, nothing atypical of what any major developer would  
4 ask for. There is no cash investment of taxpayer dollars.

5 And as I alluded to previously, the tax payments  
6 under the PILOT will be more than what the golf course  
7 currently yields.

8 This significant economic proposal is a perfect  
9 example of what the local government is capable of doing  
10 themselves without the need for state assistance.

11 The location of this project is excellent. There  
12 is plenty of land for the proposed development. You can  
13 adequately meet the infrastructure needs, and turn to  
14 sewage treatment, water and power.

15 And Mr. Supervisor, and members of both boards, I  
16 want you to know that I am 110 percent behind this project.  
17 And hopefully, you will come to the same conclusion that I  
18 have that this is an excellent opportunity for our Town.  
19 And we need to seize the day. Thank you very much.

20 SUPERVISOR ULATOWSKI: Thank you. Shane Edwards,  
21 followed by Linda Woodrow? How about Brian Miller? Any of  
22 those three? There we go.

23 UNIDENTIFIED VOICE: What was the first one?

24 SUPERVISOR ULATOWSKI: Casey Jordan. James  
25 Yerdon?

- Jordan -

1 MR. CASEY JORDAN: Good evening. Thanks for  
2 having this meeting. I am Casey Jordan. I live at 8133  
3 Rizzle [ph] Drive, Clay. I am also the County Legislator  
4 for the 14th District, which is essentially the east end of  
5 the Town of Clay.

6 I have to admit when I first heard news of this  
7 project I was upset. Not because it's not a great project.  
8 Because it is. But because for 13 years I have been trying  
9 to get somebody to come into the White Pine Industrial  
10 Park. And I was just upset, selfishly, that it was not  
11 going into my district.

12 I grew up in Bayberry. I grew up where my  
13 friends, parents worked at Farrell Road, GE at Farrell  
14 Road. My grandfather worked at GE on Henry Clay Boulevard.  
15 Those jobs are gone within this area. People that went to  
16 those jobs took all the side streets that we are talking  
17 will be utilized with this project.

18 No site is perfect. But obviously, in looking at  
19 the site location, it really works much better than White  
20 Pine would. You have multiple high volume roads  
21 surrounding this site. It's literally, I don't know, three  
22 hundred yards from the Thruway exit. Truly, you cannot  
23 locate a distribution center, I think, in a better location  
24 than the proposed location.

25 There is talk about \$30,000 a year jobs. Not all



- Jordan -

1 the jobs are \$30,000 a year. But I can tell you, being a  
2 legislator, we are going through our budget right now, you  
3 know, medicaid, social service rolls are down. But they  
4 are not zero. And the kind of jobs that we are lacking in  
5 this community are jobs for individuals that don't have  
6 engineering degrees or even college degrees. They are  
7 looking for jobs that are entry level jobs to kind of be  
8 the springboard for further advancement and greater income  
9 later on in life.

10 It's a phenomenal project. We are looking for a  
11 larger employer to come into this district for 13 years, I  
12 have been a legislator. Finally, we have a company coming  
13 here offering a thousand jobs. A large employer. Perhaps  
14 expanding employer.

15 I urge the Board and the Planning Board to  
16 support this project. It would be phenomenal for this  
17 community. Thank you.

18 (Applause.)

19 SUPERVISOR ULATOWSKI: We have James Yurden, and  
20 Vita DeMarchi. What company was that?

21 MR. JIM YURDEN: Hi, I am Jim Yurden. I am  
22 originally from the Bronx. But I've lived in Clay for  
23 fifty years.

24 I am willing to take the inconvenience of driving  
25 behind trucks occasionally, or even regularly. I think

- Yurden -

1 that we desperately do need more jobs for people who are  
2 not very skilled or who are not professionals. It would be  
3 nicer if we could get a thousand, 1,500 more engineers  
4 here. But, you know, I think unless we have a major war,  
5 we are not likely to have that.

6 I would be in favor of this despite some  
7 inconvenience, and occasional extra traffic lights,  
8 perhaps. Thank you.

9 (Applause.)

10 SUPERVISOR ULATOWSKI: Thank you. Next is Vita  
11 DeMarchi. And then Kelley O'Neill.

12 MS. VITA DEMARCHI: It's Vita DeMarchi. But I  
13 like the way you said it.

14 SUPERVISOR ULATOWSKI: Okay. Then I christen you  
15 DeMarchi.

16 MS. DEMARCHI: First, I wanted to wish both of  
17 the boards the best in evaluating this project, moving  
18 forward. I am here as a business woman and with interest  
19 in the overall logistics.

20 A couple of questions. Could you confirm where  
21 the eight to 25 tractor-trailers an hour will be  
22 originating from and returning to once they hit the  
23 Thruway? Will they be taking on-and-off cargo at the CSX  
24 rail yard in DeWitt and Manlius?

25 And what would be the volume of both

- DeMarchi -

1 international and domestic cargo associated with those  
2 loads?

3 And then in the presentation, it was mentioned  
4 there would be stacking on-site. Could you clarify what  
5 that means? Typically, that refers to international cargo.  
6 So I am just curious about that.

7 And also will any of the trucks be returning to  
8 the Thruway empty, with empty containers? Thank you.

9 SUPERVISOR ULATOWSKI: Let me turn this over to  
10 the developer. I think those are good questions and we  
11 should have answers. Who would like to speak on this?

12 MR. BURROW: I will answer the easiest question.  
13 On-site stacking. If I said, onsite queueing is probably  
14 clarifying. The intent was not any references to  
15 international trade. There is sufficient queueing, when,  
16 before the guard shack, onsite, and not on local roads.

17 TIMEKEEPER: 30 seconds.

18 MR. BURROW: I think that was my thing.

19 SUPERVISOR ULATOWSKI: We are going to let the  
20 Applicant answer.

21 MS. DEMARCHI: The real question is, once they  
22 hit this Thruway exit, and on-ramp, are they originating  
23 from the CSX rail yard in DeWitt and Manlius? Are they  
24 going back and forth on the Thruway between this exit and  
25 the DeWitt and Manlius rail yard?

- DeMarchi -

1 MR. LAIGAIE: I can't answer that, standing  
2 here. But I can certainly do the homework and answer it as  
3 part of our written response.

4 SUPERVISOR ULATOWSKI: Okay. Once again, any  
5 question that's not answered, we will have to do our  
6 research of everything that was asked, we will try to get  
7 as thorough and complete an answer as possible. We have  
8 someone at the microphone.

9 MS. KELLEY O'NEILL: Yes. Kelley O'Neill. I am  
10 from Sheridan Road. Which is, well, about a football field  
11 away from this project.

12 Trying not to be too negative but the traffic  
13 study seemed to ignore that we are about to have a hundred  
14 apartments just to our south, on Morgan/Tulip. And I  
15 didn't notice they did any kind of traffic addition from  
16 that.

17 Also, they said that the noise will be increased.  
18 Now everybody says we already have trucks. We do. But we  
19 have this huge green space that absorbs sound. We have to  
20 live in our neighborhood. The apartments on the other side  
21 have to live there. They pay rent. We pay rent, taxes,  
22 just like everybody else. We just want to make sure our  
23 quality of life isn't going down the tubes.

24 As far as whoever said the turn-in on the Bypass  
25 would be better, they don't pay attention to where the

- O'Neill -

1 turn-in is going to be. It's going to be too close to the  
2 intersection of Morgan and the Bypass. You will have  
3 traffic jams sitting there sitting and waiting to get in  
4 and out.

5 I hope that they are very appreciative that we  
6 get 110 inches of snow a year. And that water is going to  
7 go somewhere. They need to make sure it doesn't go into  
8 that creek. Because we just paid a lot of money to clean  
9 that big old lake.

10 Other than that, if they can mitigate all the  
11 negatives, and make it so that it's a good neighbor, then I  
12 am fine.

13 If they are not going to be good neighbors, even  
14 if they built anything within one hundred yards, two  
15 hundred yards from residences, because that's a big project  
16 to put that close to residences. We are just a little  
17 neighborhood but we still count.

18 SUPERVISOR ULATOWSKI: Let me. Next is Teresa  
19 Crooke. And Kevin Hallock. Teresa Crooke and Kevin  
20 Hallock?

21 MR. KEVIN HALLOCK: Hello. My name is Kevin  
22 Hallock. I am a Bayberry Community Association, resident.  
23 I just wanted to say today to thank you very much, the both  
24 boards for coming here. And thank you for giving us the  
25 opportunity to listen and try to understand the magnitude.

- Hallock -

1 There is a lot written in the paper that sometimes has not  
2 given us a full assessment.

3 So continue your due diligence. I appreciate  
4 your help, and look forward to hearing some more future  
5 answers. Thank you.

6 SUPERVISOR ULATOWSKI: Thank you. Next we have  
7 Sue Hammond? And Russell Norwell.

8 MS. SUE HAMMOND: Hi. Yes. Sue Hammond. I live  
9 at --

10 I have a couple of things that bother me,  
11 frankly. Perhaps I haven't kept up with this as much as I  
12 should have. But apparently, you have already done an  
13 environmental impact statement, is that correct? No? No  
14 environmental impact? Have you done an environmental  
15 assessment form yet?

16 SUPERVISOR ULATOWSKI: The SEQR form? Mr.  
17 Germain?

18 MR. ROBERT GERMAIN: We probably should have been  
19 more clear about this. The Onondaga County Industrial  
20 Development Agency is the lead agency for SEQR. They have  
21 been having -- they have been having meetings right along.  
22 There is an EAF. There is a supplemental EAF that has been  
23 filed. Those are all public documents. You're entitled to  
24 look at them online. Those have been done.

25 The final decision on that hasn't been made yet.

- Hammond -

1 The hearings are continuing. And you're encouraged to be  
2 involved in that. But that's not what we are here for  
3 tonight.

4 MS. HAMMOND: No, but, seriously, this is a real  
5 issue. So in other words, has the Town Board and the  
6 Planning Board basically designated the Onondaga County  
7 Industrial Agency as the lead agency?

8 SUPERVISOR ULATOWSKI: Yes, they are the lead  
9 agency on this one.

10 MS. HAMMOND: Okay. So you have given up -- you  
11 have given up your right to be a lead agency for  
12 environmental assessment purposes, is that correct?

13 SUPERVISOR ULATOWSKI: They are the lead agency,  
14 yes, the County is.

15 MS. HAMMOND: So okay, so the Town nor the  
16 Planning Boards are going to make a declaration on the  
17 environmental assessment form or the environmental impact  
18 statement, is that correct?

19 SUPERVISOR ULATOWSKI: Once the research is done,  
20 we will review the comment -- review the documents at that  
21 time.

22 TIMEKEEPER: 30 seconds.

23 MS. HAMMOND: Then the other thing, listen, the  
24 other thing is, I am sorry but, is this the only time we  
25 are going to have our two minutes? Are you going to have

- Hammond -

1 any other hearings before you decide this, seriously? Are  
2 you going to?

3 SUPERVISOR ULATOWSKI: We will take whatever it  
4 needs to ferret this project out, yes.

5 MS. HAMMOND: Well, I am telling you, you're  
6 going to have more meetings, I mean. The questions that I  
7 see there are going to take more than two minutes to ask  
8 the questions. Let alone to make any comments.

9 TIMEKEEPER: Out of time.

10 SUPERVISOR ULATOWSKI: What is your question?

11 PLANNING BOARD CHAIR: Mr. Supervisor? I have  
12 Scott Chatfield, yes.

13 SUPERVISOR ULATOWSKI: Yes. Mr. Chatfield?

14 ATTORNEY SCOTT CHATFIELD: If the zone change is  
15 granted, then the next process would be a public hearing in  
16 front of the Planning Board on the site plan. I think the  
17 Town councilor explained it earlier. And as we learn,  
18 there may also be a variance or two that needs to occur.  
19 That would also require a public hearing.

20 MS. HAMMOND: But no more environmental impact?

21 MR. CHATFIELD: As the Supervisor pointed out,  
22 the environmental impact determination is being made by a  
23 different agency under what's called a "coordinated  
24 review."

25 MS. HAMMOND: Okay. And so, does the Town



- Hammond -

1 Planning Board, have you had any input into this  
2 environmental impact statement?

3 SUPERVISOR ULATOWSKI: At this point, we have  
4 not. But let me say this, if you put your question in  
5 writing, we will get you a comprehensive answer.

6 MS. HAMMOND: But not another public hearing?

7 SUPERVISOR ULATOWSKI: We will do whatever we  
8 need to do to make sure the questions are answered.

9 MS. HAMMOND: Okay. I am saying, any Town Board,  
10 if you can tell us. We kind of know who wants this. And  
11 what bothers me, what bothers me is that your failure to  
12 tell us who, because it makes a huge difference. It makes  
13 a huge it difference. You know, all this planning you have  
14 done all this talking you have done, the fact that this is  
15 one gentleman said it's the most asked question. And the  
16 fact that you have not answered it, and do not think it  
17 very important to answer it, but I am sorry, it tells me a  
18 lot about my Town Board. You know?

19 TIMEKEEPER: Two minutes is up, Mr. Supervisor.

20 SUPERVISOR ULATOWSKI: Thank you.

21 MS. HAMMOND: There is a lot more, so please.

22 SUPERVISOR ULATOWSKI: Ma'am, as I said, ma'am,  
23 as I said, you're more than welcome to submit your  
24 questions in writing. And we will make sure they are part  
25 of the record, and answered.

- Hammond -

1 MS. HAMMOND: I won't get them answered.

2 SUPERVISOR ULATOWSKI: And answered.

3 MS. HAMMOND: In a public meeting?

4 SUPERVISOR ULATOWSKI: They will be answered.

5 Who is next? Russell Norwalk. I am sorry?

6 MS. THERESA CROOKE: You kind of skipped over me.  
7 You kind of skipped me. I am Teresa Crooke. You called me  
8 earlier.

9 SUPERVISOR ULATOWSKI: Okay, go ahead.

10 MS. THERESA CROOKE: More observations now, than  
11 questions, because a lot of questions have already been  
12 asked. But I just want to know what the vision is for the  
13 Village of Liverpool and all the people that live in  
14 Liverpool?

15 We talk about cleaning up our lake. We talk  
16 about bringing a beach, bringing more recreation to the  
17 village. You have a Lights-on-the-Lake that runs for a few  
18 months in the winter and the village can't handle the  
19 traffic for that now.

20 And then you have the Village Board talking about  
21 this is a great thing. But you're pushing -- he wants to  
22 push the traffic out to other streets around outside of the  
23 village. You're pushing the problem out. But you're still  
24 not addressing the elephant in the room which is, there is  
25 going to be more traffic, not just trucks, but cars. There

- Crooke -

1 is a Parkway that trucks can't even drive under. And  
2 you're going to tell me that you're not going to have more  
3 trucks trying to drive under the overpass on the Parkway?

4 I just think that there is a lot of things that  
5 are being glossed over. And there needs to be more clarity  
6 with this project. It's not going to, it's not going to be  
7 good if everything starts to fly, once you change the  
8 variance on the property, and then there is no going back.

9 TIMEKEEPER: 30 seconds.

10 SUPERVISOR ULATOWSKI: Thank you.

11 (Applause.)

12 SUPERVISOR ULATOWSKI: Curt Burden? Curt Burdan,  
13 rather? And Todd Corioran? Either one of those gentleman  
14 here? No?

15 Denise Baker? Linda Hall?

16 MS. LINDA HALL: I am Linda Hall. A resident of  
17 Liverpool for about 40 years, and a retired woman but  
18 also --

19 SUPERVISOR ULATOWSKI: Could you hold the  
20 microphone a little closer?

21 MS. HALL: I am not going to touch this  
22 microphone but I will get closer. So, I don't so much  
23 have questions as I have some issues that I think ought to  
24 be considered as you move forward on this project. I  
25 haven't heard yet once a mention that there is a school

- Crooke -

1 across the street kitty-corner from the proposed site.  
2 BOCES has classes from about 8:00 in the morning until  
3 about nine o'clock at night. There are people walking, as  
4 well as catching buses and driving. And that traffic needs  
5 to be considered.

6 There was a mention of a what, bus? So don't get  
7 me wrong, I am excited. A thousand jobs sounds great. But  
8 don't forget bus service is limited. It is not 24/7 in  
9 Onondaga County. Buses have to be back to the garage by  
10 midnight. So if you have a 24-hour a day operation, there  
11 will be bus service after about eleven o'clock, 11:30 at  
12 night, until the following morning.

13 On a side note, I hope you keep the trees that  
14 you don't have to take down. I drive by that place every  
15 day, and I like the trees and the grass. (Applause.)

16 So, I am a business owner. I put people in  
17 employment. Entry level jobs are what's mostly needed in  
18 Onondaga County right now, for marginalized workers. A lot  
19 of people that get hired, at the warehouse, I am often  
20 told, are people with experience and they want people with  
21 driver's licenses, even though you may not need to drive to  
22 work. They still want you to have that. So keep that in  
23 mind.

24 And lastly, along with the others who are  
25 concerned about who, I remember a few years ago we were up

- Crooke -

1 in arms because we thought there was going to be a  
2 Wal-Mart, a big box store, in our village. We didn't like  
3 what people said they did to the property.

4 We love our Liverpool. We like to keep it  
5 beautiful. Thank you. Don't forget to vote.

6 SUPERVISOR ULATOWSKI: Is this Linda?

7 MS. DENISE BAKER: No, this is Denise Baker.

8 SUPERVISOR ULATOWSKI: Very good.

9 MS. BAKER: I lived in Liverpool, went to  
10 Liverpool High School.

11 I just find it very curious to me that on the one  
12 hand, we don't know who is coming. However, we have a  
13 client and there is additional information out there that's  
14 not really being transparent or given to us, so that you're  
15 transparent, so that we can really understand what's going  
16 on.

17 The other piece of that is that I really don't  
18 understand how we can agree or disagree on this project  
19 when, again, we don't know what's at cost here. Who is  
20 coming? How are they going to get here? How they are  
21 going to impact us?

22 We are giving generalizations to how we are going  
23 to make things work. We need to be a little bit more  
24 specific so that you can make a concrete decision.

25 The other piece of that is that we have a lot of

- Baker -

1 increased traffic that is going through the village that we  
2 cannot handle. Someone mentioned the bridge. Even if  
3 those trucks are not going -- even if those trucks are  
4 going on 90, then are we still going to have other people  
5 trying to go on the Parkway?

6 And we don't have anything that's going to assure  
7 us that it's going to improve our community.

8 We are making a lot of assumptions. We are  
9 assuming, assuming, assuming. And yet giving them  
10 assurances. Where are our assurances? We need some  
11 assurances before we move forward.

12 (Applause.)

13 SUPERVISOR ULATOWSKI: Thank you. Let me take a  
14 second for a minute regarding the proposed tenant. And I  
15 don't know myself. But, I will say this. I have been on  
16 the Board for a number of years. And zone changes don't  
17 have to necessarily tell us who the tenant or the end user  
18 is going to be. They are looking for a zone change for a  
19 certain designation. All right?

20 MS. BAKER: Yes.

21 SUPERVISOR ULATOWSKI: That can exist. For  
22 example, if someone wants a big box, we are reviewing that  
23 for a big box. They don't have to tell us who that is, as  
24 long as it meets the plan.

25 Excuse me, sir.

- Baker -

1 VOICE: Excuse me?

2 SUPERVISOR ULATOWSKI: Excuse me. I have the  
3 floor, sir. Thank you.

4 MS. BAKER: I understand that.

5 SUPERVISOR ULATOWSKI: For many reasons, a tenant  
6 doesn't always have to be exposed. They want to make their  
7 own splash if, in fact, the project comes to fruition. So  
8 there is a number of reasons why that doesn't happen. I  
9 don't think it's not a matter of transparency at all. No  
10 one is trying to hide anything. We are considering a zone  
11 change based on what's requested.

12 MS. BAKER: I can definitely appreciate that.  
13 But my issue is, is that I don't think we as a public  
14 really like to get wet. And that's happened previously.  
15 That's happened not too long ago with our mall over here,  
16 where we granted permission to come in and do as you will.

17 And I know, previously, I know we typically do  
18 not do business a particular way. I am saying we need to  
19 kind of, we need to change our thinking on how this is  
20 going to be done, and kind of give some assurances.  
21 Because they may not have to disclose, but maybe we don't  
22 move forward unless they do. Because the type of business  
23 really matters, and how it impacts our community matters.

24 SUPERVISOR ULATOWSKI: I thank you very much for  
25 your comments.

- Baker -

1 MS. BAKER: Thank you.

2 (Applause.)

3 SUPERVISOR ULATOWSKI: Excuse me. Someone called  
4 Graden is here?

5 MR. CHUCK LINCOLN: I didn't realize you have to  
6 sign in. I am Chuck Lincoln.

7 SUPERVISOR ULATOWSKI: Chuck, just you're going  
8 to have to sit down. There are a number of people that are  
9 ahead of you.

10 MR. LINCOLN: Okay. Thank you. I will be back.

11 SUPERVISOR ULATOWSKI: Peter Alexander? Bonnie  
12 Nash? Is Peter Alexander here?

13 All right. Then Bonnie Nash. And then Steven  
14 Capuano.

15 MS. BONNIE NASH: Good evening, ladies and  
16 gentlemen. Town Board. Town Planning Board. My name is  
17 Bonnie Nash. My husband is Jim Nash. And I have resided  
18 in Clay for 34 years.

19 We observed over the years how careful the Clay  
20 Town Board and the Planning Board have always done research  
21 on commercial businesses before they are approved or moved  
22 into Clay. And we thank you for that.

23 I have read the articles on this development  
24 center in the Post-Standard and listened to Town of Clay  
25 tonight. My thoughts are this. If this new development



- B. Nash -

1 center will bring one thousand or more jobs into Clay,  
2 which would put food on the table for a thousand families,  
3 let us not be selfish about increased transportation in the  
4 Morgan Road area. Let us support this great project.  
5 Thank you.

6 (Applause.)

7 SUPERVISOR ULATOWSKI: Thank you. Chuck  
8 Lincoln, you're back up on the podium here. After that, we  
9 have Candace Kranitz.

10 MR. CHUCK LINCOLN: Yes, thank you. My name is  
11 Chuck Lincoln. I live in Fairway East.

12 I have two traffic-related questions for Amy and  
13 Gordon. One is regarding the Thruway with Exit 38. If  
14 there has been any discussion with the Thruway to expand  
15 and open up that particular toll booth, with the increased  
16 truck traffic?

17 And the other one is with regards to 81. If the  
18 Community Grid goes through, how are truck traffic from the  
19 south going to be coming in? Because if they come up 481,  
20 they are going to be getting off at 31, coming down 31, and  
21 coming down Morgan Road, down from 31. So I don't know if  
22 that has been considered. But it really should be. Thank  
23 you.

24 SUPERVISOR ULATOWSKI: Thank you. Now who did we  
25 have coming up to the microphone now?

- B. Nash -

1 MS. CANDACE KRANITZ: Candace Kranitz.

2 SUPERVISOR ULATOWSKI: We have Chris Wyker after  
3 that. After Chris Wyker -- could be Chris Weichert. And  
4 then Jim Nichols. Please go ahead.

5 MS. CANDACE KRANITZ: Candace Kranitz. I thank  
6 you for giving us the opportunity to comment on this  
7 project. I do hope that it is not a done deal.

8 I grew up in Queens and Long Island. I came to  
9 this area, and was so happy about the lack of  
10 bumper-to-bumper traffic all the time.

11 The quality of life in Clay and in this area is  
12 wonderful. Nobody has also commented about the green space  
13 that we are losing. That's important to me. That's  
14 important to our community. I wonder why we are not  
15 looking at other places.

16 You keep talking about, you know, low income  
17 people, people who need to put food on the table. Why not  
18 in Syracuse? That's an area that really needs this kind of  
19 a business. They have a lot of people who look for jobs,  
20 who need jobs. Why not there? I mean, Clay is in good  
21 shape. I am a teacher, retired teacher here.

22 I don't understand the projected numbers. You  
23 know, a thousand jobs? How do they know that? Where are  
24 those numbers coming from? Some of the studies they have  
25 done as far as traffic, they have looked at things but

- B. Nash -

1 where do the numbers come from? This is not manufacturing.  
2 People are talking about you know Chrysler left, this one  
3 left. This is not a manufacturing job. This is a  
4 warehouse. This is a storage area where there is going to  
5 be a lot of possible pollution.

6 I live right on Foster Road right along the  
7 Seneca River. The wastewater management building is right  
8 down Wetzel Road. It releases all the pollution,  
9 supposedly treated, into the Seneca River. You say that  
10 the wastewater is going to be directed into Wetzel Road,  
11 into the Wetzel Road. What's going to happen in there?  
12 It's going to be three million or four million square feet.  
13 What's going to happen with that pollution, that water? It  
14 goes into the Wetzel Road, and then into the Seneca River?

15 I mean, I thought we had a better idea about what  
16 we wanted for our communities. Jobs are important. But  
17 why not in Syracuse? I mean, there are students, you know.  
18 They wanted it on South Bay Road. People said no. It's  
19 not the right area. So they found a better place.

20 TIMEKEEPER: 30 seconds.

21 MS. KRANITZ: I think you need to look for a  
22 better place. Thank you so much.

23 SUPERVISOR ULATOWSKI: Thank you. Is there a  
24 Chris Wyker? Jim Nichols?

25 MR. JIM NICHOLS: Yes. My name is Jim Nichols.

- Nichols -

1 I own a business that abuts this project. In many ways,  
2 this will definitely help my business as a thousand more  
3 people come directly, you know, near my establishment.

4 But at the same time, it probably diminishes the  
5 quality of the stay at my establishment as well.

6 One issue that I have, just from a general  
7 standpoint, I am all what's best for this area and the Town  
8 of Clay. I like the people to have less taxes, better  
9 schools, and all that. But to demolish a golf course that  
10 has been there since 1958, that makes Liverpool Liverpool,  
11 even if it benefits me, from a business standpoint, is a  
12 little concerning to me, when there are other areas and  
13 open space.

14 And I do not begrudge the people that own the  
15 golf course to cash in and make money on this valuable  
16 piece of property. But, it is somewhat a little disturbing  
17 to me that there is little thought on, you know, as we all  
18 live in this area, that we don't care about golfers that  
19 have been there since 1958. So that's one thing.

20 And then everyone talks about the thousand new  
21 jobs. I am a business owner. I put out ads for people to  
22 work in my establishment all of the time. And I struggle  
23 to find good candidates. So, if there is a thousand new  
24 people coming to this area, from out of the area, I am all  
25 for it. Okay. But just to grab people that other small

- Nichols -

1 business owners need, it's problematic. And I don't know  
2 if people understand that. As a small business owner  
3 myself, I struggle to find that.

4 Lastly, the traffic. I am fine with a little bit  
5 of traffic. But even today, one tractor trailer turning on  
6 the Liverpool Bypass takes some time. So I would  
7 definitely like to see the traffic situation a little more  
8 elaborate and actually see what they are going to do to  
9 make that a little bit better for us. Thank you.

10 (Applause.)

11 SUPERVISOR ULATOWSKI: Thank you. Edward Ott?

12 AUDIENCE VOICE: Can you remind people the rules  
13 about decorum about people yelling out consistently?

14 SUPERVISOR ULATOWSKI: Yes. That's a good point.  
15 Please, respect the speakers who are at the microphone.  
16 They have earned their place through their patience.

17 And for those of who have already spoken, I would  
18 appreciate it if you keep your emotions to yourself. And  
19 give the courtesy to those at the microphone. Thank you.

20 MR. EDWARD OTT: So my name is Edward Ott. I am  
21 a Syracuse resident. I have been around here for my entire  
22 life.

23 SUPERVISOR ULATOWSKI: A little bit closer to the  
24 mic?

25 MR. EDWARD OTT: I have been living in Syracuse

- Ott -

1 all my life. I recently moved to the Buckley Road  
2 Apartments, right at the top of that picture there.

3 And I actually got the opportunity last season to  
4 work at the UPS distribution center over in East Syracuse.  
5 And I think the important thing to note is here we are  
6 talking about all these jobs that are leaving or have left  
7 the area. And all the competitors that are also  
8 distribution centers, like UPS, FedEx, and the Postal  
9 Service. The important thing about these jobs, these are  
10 union jobs. They are paying far more than \$30,000 a year.  
11 And we need a strong union. Great benefits to turn into  
12 careers. Instead, we have temporary work that you can work  
13 at for a month and then you get sick and tired. You get  
14 broken. You have to leave.

15 I have serious concerns about the economic  
16 effects of the PILOT program. You look at a lot of the  
17 programs that happened around the County. The failures,  
18 like Destiny U.S.A. I didn't prepare much ahead of time.

19 But my biggest point is that \$30,000 a year, for  
20 a family of four, which is kind of the people we want  
21 living here in Liverpool, is below the federal poverty  
22 line. And it's very concerning to me that we are throwing  
23 all this out when we could have a strong union job in its  
24 place instead. And, I think we all know who the intended  
25 tenant is and the reason we are not giving out transparency

- Ott -

1 for the developer on this issue.

2 SUPERVISOR ULATOWSKI: Thank you. Is there  
3 anyone in the audience who I have missed?

4 Please, sir, if your hand is up there in the  
5 corner, right there, yes, you. Now we have someone over  
6 here as well. Give us your name and address?

7 MR. JAN QUITZAU: You might have a whole sheet of  
8 names that you haven't listed, because I was like the fifth  
9 one on the list. My name is Jan Quitzau. J-a-n  
10 Q-u-i-t-z-a-u. I am a village resident. And my wife and I  
11 live approximately where the "S" is in the "T" on Tulip  
12 Street on that map. So we are what we consider to be  
13 "ground zero."

14 I am not going to stand up here and disagree with  
15 everyone who has stood here and said that this is a good  
16 project. Because any time that you introduce a thousand  
17 jobs, you introduce economic development, you introduce  
18 opportunities for businesses to get more business, and for  
19 people to benefit from a project like this. I am all for  
20 it.

21 But, living where I am too close, living where I  
22 live on Tulip Street puts me at ground zero. And I want to  
23 thank the Town councilor, the Board member who actually  
24 mentioned the Village of Liverpool in your questions for  
25 the developer. And I want to thank Joe Ostuni from our

- Ott -

1 Planning Board who came up and talked about the things that  
2 will really impact the Village of Liverpool.

3 One of the challenges that we have on Tulip  
4 Street is that the traffic study, the woman who presented  
5 said that there is going to be a policing action to bring,  
6 to make sure that trucks coming from this project are not  
7 going to go through the village, but are going to go  
8 directly onto the Thruway.

9 I can tell you right now that we have Raymour &  
10 Flanagan, Dot Foods, and a variety of other distribution  
11 centers on Morgan Road. And they are sending their trucks  
12 through the village. Or they choose to run through the  
13 village because of the fact that they are trying to avoid  
14 the tolls on the Thruway, so they go through the village.

15 The last time there was a New York State DOT  
16 study, traffic study done, was 2014. We had 170 commercial  
17 vehicles of three axles or more that were going down Tulip  
18 Street, between the Thruway bridge and Oswego Street. This  
19 is something that we absolutely are concerned about. This  
20 is going to have a detrimental effect on our community.

21 And regardless of what you talk about, traffic is  
22 an issue. And by giving up your -- by giving up the lead  
23 agency status from the Town of Clay to the County, you have  
24 to be able to -- you lose the opportunity to address the  
25 three critical issues: Density, traffic, and environment.



- Ott -

1 TIMEKEEPER: Time is up, Mr. Supervisor.

2 MR. QUITZAU: Thank you.

3 SUPERVISOR ULATOWSKI: Thank you.

4 MR. CHRIS STRINGER: Good evening. My name is  
5 Chris Stringer. I actually grew up in Fairway East. And I  
6 currently live off of Long Branch Road.

7 Stringer, just how it sounds.

8 So, I think we all, we heard a lot of different  
9 opinions tonight. And I think we all have one thing in  
10 common. We care about our community. We care about what  
11 happens. You know, people want jobs. People want reduced  
12 taxes. People don't want higher traffic. People do not  
13 want negative impact on the environment.

14 And I think my issue is that I just urge caution,  
15 right? We don't want to look back at this ten years from  
16 now and regret what we have done here.

17 We are getting rid of green space. It appears to  
18 be, on the first slide, that there was a lot of  
19 Industrial-1 zoning, but there is not a lot of Recreational  
20 zoning.

21 It also appears to me, I am in the Town of  
22 Salina, I don't have a lot of say in the Town of Clay. But  
23 I live closer to this site than most of the people in the  
24 Town of Clay.

25 So, I had a lot of things, questions that are

- Stringer -

1 probably too specific for this hearing. But I think  
2 overall, I just wanted to make sure that caution is taken.

3 And it appears as though my first reaction,  
4 reading some of the articles that have been put out, is  
5 that this is happening quite quickly. Very fast. I know  
6 you made a statement earlier that the end user is not an  
7 important piece to this. But, caution. We got promised a  
8 whole lot with the mall, and that didn't really pan out the  
9 way it was supposed to. I don't know if a second largest  
10 distribution center in the world should be rushed through  
11 in two months. Thank you.

12 (Applause.)

13 SUPERVISOR ULATOWSKI: Thank you. What about  
14 you, Miss?

15 MS. CARRIE FRANK. Hi. I hate public speaking,  
16 so. My name is Carrie -- like Carrie Fischer. And I am  
17 going to be really like my last name: Frank.

18 So, like many people have said, please note that  
19 \$30 thousand a year is not a lot. In fact, it is poor.  
20 And I want you to consider the workers that are going to  
21 come in these jobs. They are going to come out of  
22 desperation.

23 And speaking of desperation, I think Amazon is  
24 taking great advantage of central New York's desperation  
25 for jobs and income and tax revenues and affecting the

- Frank -

1 community. But I think, no doubt, this is going to affect  
2 the community poorly. Because you're going to have workers  
3 that are not, I going to be blunt, of very high class.

4 And there is a school right next to it. So  
5 factor in, I have no doubt, you're going to have a lot more  
6 litter, a lot more of this negative commentary. You're  
7 going to hear a lot more cursing, I have no doubt. People  
8 that are maybe going to go to your businesses locally, they  
9 are going to be cursing up a storm, dropping those F-bombs  
10 whenever they want to. So, consider that. I mean, if  
11 that's it.

12 But I also want you guys to think of the earth.  
13 We get one earth. One. Then you guys want to take away  
14 green. And you want to put up a huge building in literally  
15 a paradise and build a parking lot.

16 So, please, I mean, people who are 16 years old,  
17 are trying to fight for the environment. My generation  
18 would not be up here speaking. And I noticed, no offense,  
19 but baby boomers and the older generations rah, rah, all  
20 for it. One interview of that generation also said that  
21 they would willingly go swim in Onondaga Lake currently.  
22 Please consider that.

23 We get one earth. They didn't consider solar  
24 paneling. I think that's all insane. All the litter. The  
25 eco-environment, it's all going to get infected. This

- Frank -

1 disturbs me that if you guys are seemingly really  
2 near-sighted and not looking at the long effects, the  
3 devastating effects that I think are going to happen.

4 TIMEKEEPER: Time is up, Mr. Supervisor.

5 SUPERVISOR ULATOWSKI: Thank you.

6 MR. AL MARZULLO: Good evening. Thank you for  
7 the opportunity to speak to the Planning Board as well as  
8 the Board, and also the developer. My name is Al Marzullo.  
9 I grew up here in Liverpool, on 14 McIntosh Street. I am  
10 also a graduate of Liverpool High School, Class of '87.

11 I am here today as a business manager and the  
12 financial secretary for IBEW Local 43. I represent over  
13 1,200-plus electricians that work in Clay, and in the area.

14 One of the questions that I have to the Board and  
15 of course the developer, I haven't heard about these local  
16 jobs in the building of this project, if it were to go.  
17 Are these jobs, construction jobs, going to be local jobs?  
18 That is my question to the group?

19 MS. MINNIE CROOKE: (Reading a statement too  
20 fast) Hi, I'm Minnie Crooke [ph]. I'd just like to  
21 preface that my grandfather and my father both worked at  
22 GE. I understand the importance of a project like this. I  
23 do have concerns about the way we are going about this one.

24 I'd first like to comment on how to site areas of  
25 zoning for Recreation. There are plenty of individuals

- M. Crooke -

1 whose homes fall on this property. Maybe this is your  
2 home, it was being torn down, put yourself in their shoes.

3 I also feel as though this is an incredibly  
4 important decision regarding the fate of our community to  
5 be making without knowing the potential impact.

6 Also, it's 2019. Wake up and and smell the  
7 roses. They are dying. The environmental impact is  
8 something that I feel as though we are not getting answers  
9 about.

10 The addition of solar panels and a green roof  
11 would be positive effort to lessen a blow that I believe  
12 should be actively pursued.

13 Lastly, if I am correct, the traffic study took  
14 place during August. How does it take into consideration  
15 the buses and students driving to L-A class, and BOCES each  
16 morning, at 7:30 time slots that you say are a peak time.  
17 This is a future of my home town too. Thank you.

18 MR. MARK SPADAFORE: My name is Mark Spadafore.  
19 I live at 824 Second Street, in Liverpool, New York. I am  
20 here as the president of the Greater Syracuse Labor  
21 Council, AFL-CIO, representing over forty thousand working  
22 men and women in Onondaga and Madison County.

23 I would like to thank both boards for having this  
24 opportunity tonight.

25 Let me just say that we are not against this

- Spadafore -

1 development. This is actually the type of development that  
2 we would normally want. It uses the assets of the area  
3 well. We are five hours away from Boston, Montreal,  
4 Toronto, Buffalo, Philadelphia, Cleveland. So I mean, we  
5 are centrally -- of course New York City -- so we are a  
6 central area. It does use our assets well.

7 The question is for you, this is really a  
8 question of process and power. And so right now, we are  
9 going through this process. You're taking in information.  
10 You're asking questions, and things likes that. I really  
11 appreciate Councilor Bick's and Councilor Hall's questions  
12 to the developers, specifically.

13 And what I would say is that I do have a  
14 question, specifically, about who gave up the lead? Who  
15 designated the lead agency as OCIDA? Is it the County or  
16 is it the Town? Bob, can you tell me on, who gave? Who  
17 gave it? Who decided that OCIDA was going to be the lead  
18 agency?

19 ATTORNEY GERMAIN: OCIDA.

20 MR. SPADAFORE: But who decided that?

21 ATTORNEY GERMAIN: OCIDA.

22 MR. SPADAFORE: Because what bothers me a little  
23 bit is about process. So you basically took people who are  
24 appointed, and not elected. They are going to be making  
25 this decision.

- Spadafore -

1           And so again, it's about process. Because at the  
2 end of the day, you gave up your power. And that's what we  
3 really have right now. You have leverage right now to get  
4 what you want from the developer.

5           So as Councilor Hall talks about solar panels and  
6 you know about the parking lots and all that type of stuff,  
7 or you know or Councilor Bick's comment, now is the time to  
8 get it in writing. Because when you talk about a thousand  
9 jobs, what guarantees do we have that actually it's going  
10 to be a thousand jobs? Do you have clawback? I know this  
11 is more for OCIDA than for you. And you have to be very  
12 specific towards the zone changes.

13           So let me just say that we are not against this  
14 project. But we would ask you, if you would use your  
15 power, ask those questions. Get written guarantees.  
16 Because in the labor movement, we wouldn't take anything  
17 without signing on the dotted line. Thank you.

18           (Applause.)

19           COUNCILOR BICK: Mr. Supervisor, one thing it's  
20 important for the audience to understand, pursuant to what  
21 the last speaker had to say, it's this Board that decides  
22 whether this zone change will happen or not. OCIDA has no  
23 power to decide it in any way, shape or form. This Board  
24 decides whether this moves forward with the zone change.

25           If this Board doesn't decide on the zone change,

- Spadafore -

1 the project can't move forward at all. So OCIDA is the  
2 lead agency, as I understand, for the environmental impact,  
3 SEQR. But this Board is the Board that decides what  
4 happens with this project.

5 SUPERVISOR ULATOWSKI: Thank you.

6 MR. ERIC: My name is Eric. And I want to bring  
7 this up about the fact that we have an opportunity to have  
8 a green area environment in our ecology.

9 I'm kind of like on the fence with this. We  
10 could go either this way or that way. In relation to the  
11 Onondaga Lake, and the greenery that is available that can  
12 also be a benefit to that. We have bald eagles that are on  
13 Onondaga Lake. If we can transform that area, or that  
14 greenery into something else, and find a different occupant  
15 that might be able to turn it into something beneficial to  
16 the community and to still create jobs, and still worry  
17 about the ecology.

18 I used to work in that area. There is a lot of  
19 migratory birds that come through there all the time. They  
20 are constantly moving in and out of that area. We should  
21 really consider that, and transform it into an area. You  
22 could have gardens in there. If there could be a garden  
23 cafe in there, and have a eatery there. They could bring  
24 their lunch there. We could offer tourism there, that  
25 people could do.



- Eric -

1           But really the idea that if we were, where are  
2           these other migratory birds and animals going to go to?  
3           They can't land on top of a building, okay? We have to  
4           consider that that might be more beneficial to us and still  
5           create jobs there, with some other type of occupant.

6           You could possibly give tours there. It would be  
7           nice to go in there and have some lunch. Take a ride  
8           through on golf carts. Maybe you could have a nice  
9           peaceful day where you could enjoy your day and have a nice  
10          breakfast, lunch or dinner. Something, you could have  
11          gazebos there. You could have some small water areas in  
12          there with some, you know, you have got to think of other  
13          things too. You have got to think of bees, you have got to  
14          think of butterflies, you have got to think of birds, other  
15          things that might need that too. I came up with this:  
16          "Nature needs a warehouse too." Thank you.

17          (Applause.)

18                 MR. JIM NASH: My name is Jim Nash. I've lived  
19                 in the Town of Clay for over 35 years.

20                 And just something for everybody's consideration,  
21                 my understanding that at one time the General Electric  
22                 Company which is to the right of Commerce Boulevard, up on  
23                 the map, they had over 20,000 employees. They had trucks  
24                 coming in. They had a lot of activity over there. And it  
25                 seemed to me that the village and the Town and the

- J. Nash -

1 community really could deal with that kind of traffic.  
2 What we are talking about now really is a trifle compared  
3 to the traffic and everything that they had. And yet  
4 everybody could live with it. So, it's just something I  
5 wanted you to consider.

6 How did GE, how were they able to survive all the  
7 years that they were there? They employed over 20,000  
8 people. And we have a problem with this? I know there is  
9 going to be a problem. But certainly, it's not as big as  
10 the problem that GE created, I believe. Thank you.

11 (Applause.)

12 SUPERVISOR ULATOWSKI: Is there anyone else who  
13 would like to speak? We have a woman walking down. Then  
14 the gentleman in the red jacket.

15 MS. DAWN SHERWOOD: My name is Dawn Sherwood. I  
16 live on Oswego Street right by the Thruway. Once, I mean,  
17 if the rezoning goes through from Recreational to  
18 Industrial, there is no going back. And I would like to  
19 know what kind of an impact it has, as a property owner, on  
20 our house value? I mean, do our values go down because now  
21 it's Industrial?

22 Let's say this company, whoever you guys decide  
23 to put in there, decides to back out in 15 years? It's  
24 still Industrial. And anybody can come in then. What does  
25 that do to the quality of life for the people that live in

- Sherwood -

1 this area? Let alone our homes? That's it. Thanks.

2 (Applause.)

3 MR. RICHARD KYLE: Hi, my name is Richard Kyle.  
4 Volunteer force, Liverpool.

5 My question would be as far as the square feet of  
6 the building, and it's going to take quite a fire load on  
7 that. Is the Town going to take that into consideration  
8 and get with the Moyers Corners, that was what, but it's  
9 going to be quite a thing there for it.

10 And the other thing is, they have never really  
11 showed five-story building. Is that going to be like the  
12 Rite Aid building over on Henry Clay? All stacks, all the  
13 way up to the ceiling? Is it actually going to be five  
14 floors of the building? I guess that's it.

15 SUPERVISOR ULATOWSKI: Next.

16 MS. CAROL FLETCHER: Hi. My name is Carol  
17 Fletcher. I am a business owner in the City of Syracuse.  
18 I own a staffing firm. We did a similar project at another  
19 very large distributor of wine and spirits years ago. It  
20 was an unbelievable boost to our economy. It got people  
21 back into the employment field. And it really boosted  
22 morale. So I applaud this. And I thank you for taking  
23 them. Thank you.

24 (Applause.)

25 SUPERVISOR ULATOWSKI: Next?

- Bale -

1 MR. PAT BALE: My name is H. Pat Bale, B-a-l-e.  
2 I am a 67-year resident of Liverpool.

3 The Ajemian's are acquaintances of mine. And  
4 they have been trying to sell various parcels of property  
5 for 25-plus years. I was on the Zoning Board when the  
6 Flying-J PILOT was turned down. I was on the Planning  
7 Board when the Wal-Mart was turned down on the parcel  
8 that's in the Town of Salina.

9 These people have a right, and I applaud your  
10 Board, and your Board, for coming together, and trying to  
11 move this process to the prospective tenant's timeline, to  
12 see if it's something that could be done to be put through  
13 with the timeline that they are apparently under to make a  
14 decision where they want to go.

15 The developer has repeatedly said that once the  
16 zone change is granted, and all the approvals, the Planning  
17 Board approvals, and we know each other, do we know, sir?

18 MR. CHATFIELD: Yes.

19 MR. BALE: So, that's when he is going to sign a  
20 contract, and divulge who his tenant is. That's my  
21 understanding. Under these kind of deals -- and Scott,  
22 bear with me -- if this doesn't go through, he is not going  
23 to sign the deal. And we have got a zoned piece of  
24 property, for Industrial, but it can be Recreational  
25 forever, grandfathered in. And it can be applied zone

- Bale -

1 change for Residential like Mr. Pal Smith tried to do  
2 through a modified nine-hole community golf course. So  
3 there is a lot of possibilities. This wouldn't be an  
4 end-all but we might know who it is.

5 SUPERVISOR ULATOWSKI: Thank you. Next is?

6 MS. BEVERLY BUNKER: Beverly Bunker [ph]. I live  
7 at 8561 Long Leaf Trail. I am a local small business  
8 owner.

9 I would just like to tell the boards: Please  
10 don't mess this up. I'd really hate to see this kind of  
11 opportunity slip through our fingers. This warehouse is  
12 going to be big. But I believe that the benefits that it  
13 will bring to this community will be massive. And not just  
14 for the Town of Clay, but for the surrounding communities.  
15 They will be able to commute and come to their job. This is a  
16 no brainer.

17 Over the years, I have seen stores close and  
18 businesses leave. We need to take that trend and we need  
19 an economic win. Every job that's created is going to  
20 stimulate the local economy. And it's also likely going to  
21 attract more businesses to the area. And that will have a  
22 snowball effect.

23 I think the location makes perfect sense. And I  
24 realize that traffic is a concern. But I really think we  
25 can find solutions and work around still.

- Bunker (ph) -

1                   Growth is uncomfortable. But the benefits far  
2                   outweigh the inconvenience. And this opportunity is not  
3                   going to come again. Let's do this.

4                   (Applause.)

5                   SUPERVISOR ULATOWSKI: Thanks. Next?

6                   MR. SPENCER BAUM: Hello. My name is Spencer  
7                   Baum. I live at 7211 Morgan Road. My house is right on  
8                   the property. We rent from the Ajemian's.

9                   I would like to talk about the traffic problem.  
10                  My bus picks me up right at my mailbox, right next to where  
11                  these proposed new workers will be catching a bus from the  
12                  Centro station. With all these tractor trailers coming in  
13                  at the time of when I am going to be getting on the bus,  
14                  it's going to make it hard for students to get to school on  
15                  time.

16                 And I'd also like to talk about the environmental  
17                 issue. Me and my mother walk my dog every night on that  
18                 golf course. There is a ton of wild life out there that  
19                 would have nowhere to go. This big huge warehouse coming  
20                 in here destroys that. So that's all I have to say.

21                 (Applause.)

22                 MR. CHIP WEICHERT: Hello. My name is Chip  
23                 Weichert [ph]. I live at 7567 Florida Way, Liverpool, New  
24                 York.

25                 I just had one thing to ask: Has anybody talked

- Weichert (ph) -

1 to the New York State Thruway Authority about the exit  
2 where all the trucks are coming off? I drive a truck for a  
3 living and everybody talks about traffic. Look where the  
4 Village of Liverpool is. You have got a major Interstate  
5 going right through it.

6 I am 100 percent in favor of this. Don't let  
7 this go, folks.

8 (Applause.)

9 SUPERVISOR ULATOWSKI: Thank you. We are  
10 approaching nine o'clock. We are approaching nine o'clock.

11 Is there anyone else who would like to speak? I  
12 would like to have maybe two more and then wrap this up.  
13 Sir, you had a paper that you waved in the air. Is there  
14 anyone else? Okay. Then you, then you, sir. The other.

15 MS. MICHELLE HART: Good evening. My name is  
16 Michelle Hart. We live on Curtis [ph] Drive in Liverpool  
17 in the Town of Clay.

18 Just a few observations and comments. I think  
19 one of the difficulties in having people really embrace  
20 some of this is because of the perceived lack of  
21 transparency on the part of your developer. People don't  
22 trust that. So when you don't have transparency, what your  
23 neighbor is going to be, who your neighbor is going to be,  
24 and then have somebody tell us there will be 20 trucks an  
25 hour, but it won't have the traffic impact, we are not

- Hart -

1 stupid people. The level of trucks just increases.  
2 Mistrust. I am sorry. The level of mistrust increases.  
3 You are boards for this community. Do not let  
4 them rush you. I am for you. They impose some deadlines.  
5 Take the time that you all need to get your questions  
6 answered so that you can make informed educated. Read the  
7 environmental impacts studies and read the traffic studies.  
8 Change the deadlines. If your developer isn't willing to  
9 work with you on that, they are not the neighbors we want.

10 And finally, there has been a lot of questions  
11 and thank you for saying that there will be answers. Where  
12 do we get them? Will there be a website? Do we go  
13 online? Another meeting? Where do we get answers to all  
14 the questions that have been asked this evening? Thank  
15 you.

16 SUPERVISOR ULATOWSKI: Thank you. Next?

17 MR. MARK MARZOCCHI: Good evening. Mark  
18 Marzocchi, M-a-r-z-o-c-c-h-i. The Widewaters Group, 3715  
19 Route 31 in the Town of Clay.

20 To the young lady who said don't mess this up,  
21 this is a no brainier. There is nothing more to be said.  
22 But let me try.

23 This is an ideal location for a great project. I  
24 want to thank the Applicant and please thank your client,  
25 whoever it is, for choosing this community to make such a



- Marzocchi -

1 substantial investment. It's a lot of skin in the game  
2 they are putting in here. And that should be recognized.

3 There are some comments regarding greenery. Can  
4 you put up the other image? Can you put the image up of  
5 the site? Because that, I took a picture of it with my  
6 phone. I took a look at it after everyone was complaining  
7 about the destruction of green area. I thought that half  
8 the site is still green. Look at it. You have got half  
9 the golf course shown on this. Is that the way it's going  
10 to stay?

11 MR. LAIGAIE: Right now, yes.

12 MR. MARZOCCHI: I mean, I don't want to put you  
13 in a box or anything but look at all that green area. So  
14 there is plenty of room for all the birds and the wildlife.

15 As far as traffic is concerned, let me ask a  
16 question for the Town. How many apartments could fit on  
17 110 acres? What's the density in the Town of Clay for  
18 apartments? Okay, I bet you it's a lot more, it would  
19 generate a lot more traffic than this particular item.

20 Don't get me wrong. I am not advocating for  
21 apartments on this. I am advocating for this. But what I  
22 am saying is in an alternate zone, let's face it, this golf  
23 course is not going to stay a golf course forever. It's  
24 not. It's going to change.

25 TIMEKEEPER: 30 seconds.

- Marzocchi -

1 MR. MARZOCCHI: The last thing, it's about  
2 traffic also. I thought I heard some comments about 25 or  
3 30 trucks an hour, is that right? Okay. 25 trucks an  
4 hour. I am not very good at math but the last time I  
5 checked, there is 60 minutes in an hour. So that's one  
6 truck every two and-a-half minutes. That's nothing.  
7 That's insignificant. What is significant is no trucks.  
8 Make this happen.

9 (Applause.)

10 SUPERVISOR ULATOWSKI: Thank you, sir. This is  
11 our last one for the evening.

12 MR. RYAN FRANTZIS: Thank you for having this  
13 hearing and for enduring tons of questions. I think three  
14 of which have actually to do with zoning. Nonetheless,  
15 here we are and this is a really interesting prospect.

16 My name is Ryan Francis, F-r-a-n-t-z-i-s. We  
17 have to be difficult in our family.

18 When I first heard about this project, I thought,  
19 okay, this is interesting. Because my first impression was  
20 when I graduated from college in 2015, I wanted nothing to  
21 do with coming back to Syracuse. I didn't think I could  
22 have a job. And I know that this isn't a job that I would  
23 have liked to have obtained right out of college.

24 But we are continually losing people in the State  
25 of New York. 101,000 people are part of the out-migration

- Frantzis -

1 from New York State every single year. It's atrocious.  
2 It's very, I think we are beaten by maybe one state in the  
3 country. So a thousand jobs really is no joke.

4 But I want to hit a couple of numbers because I  
5 know that time is limited. The property value right now of  
6 the golf course is \$1.3 million. The property value of the  
7 proposed project is \$126 million. That's a 97 times  
8 increase.

9 Currently, the golf course is paying, if you  
10 breakdown the \$800 thousand over 15 years, about \$53,000 a  
11 year. What we get out of the PILOT period, the tenant is  
12 going to be paying about \$850,000 a year in taxes. It's a  
13 16 times increase. That's pretty big.

14 The building itself is going to be a \$280 million  
15 investment. That's not like seven dollars. It's a real  
16 number. It's a big number. Even with the PILOT, the  
17 tenant is still going to be paying 3,600 percent more in  
18 taxes than the golf course would be over that 15-year  
19 period.

20 But the thing that you know we have heard a lot  
21 about numbers. Numbers don't necessarily just equate to  
22 quality of life. But I think a number that's really  
23 important is, over the next ten years, over \$81 million is  
24 going to be spent on health care benefits for each of these  
25 employees. I don't think that's a number we need to turn

- Frantzis -

1 our noses up. I think this is a great project. I think we  
2 are going to get people here. There are needs. That's an  
3 important topic right now. And hey, I am only 26 years  
4 old. I am of course of this generation. I think it's a  
5 great project. I'd really like to see us do it. Thank  
6 you.

7 (Applause.)

8 SUPERVISOR ULATOWSKI: I would like to thank all  
9 of you for participating in this. You have been a great  
10 audience. You have respected the parameters that we put  
11 forth. And I want to assure all of you tonight that the  
12 boards will not be making the decision this evening on this  
13 issue.

14 So, we invite you, if you have additional  
15 comments or questions, to submit them via email to our  
16 Clerk. And I believe the address or the email address was  
17 provided to you on a sheet when you came in. There is also  
18 the Town's physical address, if you wanted to use that to  
19 mail something.

20 Those addresses are for those of who don't have  
21 them. They are townclerk@townofclay.org, is the email  
22 address.

23 And the mailing address is: Town of Clay, 4401  
24 State Route 31, Clay, New York, 13041. Attention: Town  
25 Clerk.

- Closing -

1 COUNCILOR BICK: Mr. Supervisor, I ask if you  
2 get these questions answered, if you get them answered in  
3 writing, it could be posted on the Town's website and refer  
4 people to get answers to their questions.

5 SUPERVISOR ULATOWSKI: That's an excellent  
6 suggestion. If those people who are looking for that, we  
7 will post those answers on the website.

8 I think we heard a great cross-section both for  
9 and against, if you will. I think it was great spirited  
10 dialogue between all of us. A good listening period. Good  
11 listening session. And I am at this time, I am going to  
12 close this hearing. Is there a motion?

13 COUNCILMAN HESS: Mr. Supervisor, moving  
14 resolution to closing the public hearing.

15 COUNCILOR BICK: Second.

16 SUPERVISOR ULATOWSKI: We have a motion and a  
17 second. All those in favor?

18 (Unanimous yes vote.)

19 SUPERVISOR ULATOWSKI: Opposed.

20 (No opposition.)

21 SUPERVISOR ULATOWSKI: Motion is carried.

22 PLANNING BOARD CHAIRMAN MITCHELL: Let me say one  
23 thing for you folks. I want to thank everybody who came  
24 here tonight, even the people who ran out of here just  
25 after they asked a question.

- Closing - Mitchell -

1           Let me tell you the procedure that's going to  
2 happen, just so you understand this. The Town Board is  
3 going to ask the Planning Board for a referral. What we do  
4 on that is each one of our members are polled to say  
5 whether they are for it or against it. And why. And then  
6 we will give our referral to the Town Board, based on that,  
7 with all those comments to them.

8           But after that, if they approve the zone change,  
9 it comes back to the Planning Board. And that's when we  
10 start getting into the nitty-gritty on things, okay?

11           I haven't seen too many site plans that are put  
12 in front of us that haven't changed before we approve them.

13           So I just want to let you know that there is a  
14 procedure. It's happened that way. You probably ought to  
15 watch the Town website to make sure that you know the dates  
16 and stuff like that. It is publicized in the paper. But,  
17 I don't think people get the paper anymore. But anyhow,  
18 thank you all for coming. I really appreciate that.

19           With that said, I am going to ask for a motion to  
20 close the public hearing part for the Planning Board.  
21 Could I have a motion to close the public hearing for the  
22 Planning Board? We have a --

23           BOARD MEMBER GUINUP: Motion.

24           CHAIRMAN MITCHELL: Motion and second. All in  
25 favor, aye?

- Closing - Mitchell -

1 (Unanimous yes vote.)

2 CHAIRMAN MITCHELL: Motion approved. Thank you.

3 (Recessed at 9:01 p.m.)

4 \* \* \*

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16 C E R T I F I C A T E

17

18 STATE OF NEW YORK:

19 COUNTY OF ONONDAGA:

20 I, PATRICK J. REAGAN, a Certified Shorthand  
21 Reporter in and for the State of New York, do hereby  
22 certify that the foregoing transcript of the Clay Town  
23 Board and Clay Planning Board Public Hearing, County of  
24 Onondaga, recorded at the time and place first  
25 above-mentioned, is true and accurate to the best of my  
knowledge, skill and ability.

Date: \_\_\_\_\_

\_\_\_\_\_  
Patrick J. Reagan, CSR  
Marcellus, NY 13108

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