

APPROVED

At the Regular Meeting of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the 21st of January, 2015 at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Robert L. Edick	Deputy Supervisor/Councilor
Naomi R. Bray	Councilor
William C. Weaver	Councilor
Joseph A. Bick	Councilor
Jim Rowley	Councilor
Eugene Young	Councilor
Jill Hageman-Clark	Town Clerk
Mark V. Territo	Commissioner of Planning and Development
Robert Germain	Town Attorney
Ron DeTota	Town Engineer

ABSENT:

OTHERS PRESENT:

Russ Mitchell – Planning Board Member; John Shehadi – Comptroller, Dorothy Heller – Town Historian.

The meeting was called to order by Supervisor Ulatowski at 7:30 P.M. All present joined in the Pledge of Allegiance.

Approval of Minutes:

Councilor Bick moved to **Approve** the Minutes of the **January 5, 2015** Organizational & Regular Town Board Meetings. Motion was seconded by Councilor Rowley.

Ayes-6 and Noes-0. Motion carried. Councilor Bray abstained due to her absence at that meeting.

Cancellation and/or requested adjournments.

Supervisor Ulatowski explained that **COR Development** has requested an **adjournment** until the **February 2nd, 2015** at **7:38 PM**.

He added that the public hearing for **Casual Estates a/k/a Madison Village Mobil Home Court** will also be **adjourned** at the request of the applicant to **February 2nd, 2015** at **7:41 PM**.

Correspondence:

Comptroller John Shehadi was present to review the Town of Clay Audit Report.

Mr. Shehadi began by explaining that the Town of Clay was required to have an audit conducted. In 1986, audits of local municipalities were required based on Federal Aid received by municipalities. In 2014 audits were required to maintain the Towns credit rating. Mr Shehadi continued that the Town of Clay has an Aa3 Credit rating, which they wish to maintain; to accomplish this, the Audit Report must be conducted.

The Town of Clay retained the firm of *D’Arcangelo & Co., LLP* to conduct this audit. He explained that the CPAs conducted an AUD (*Annual Update Document*) check audit and that it satisfied the requirements. The audit of the Annual Update Document will defray costs in the Town of Clay and satisfy the requirements.

Mr. Shehadi concluded that the audit went well and there were no issues. He explained that there was an upfront cost to the town, however it ensures having a credit rating. He added that this also includes an audit of the LOSAP (*Length of Service Award Program*) provided by the Town of Clay to the MCFD (*Moyers Corners Fire Department*) and CVFD (*Clay Volunteer Fire Department*).

Councilor Rowley asked what the cost of the audit was to the Town. Mr. Shehadi said that it was \$20,000.00 for two years.

Supervisor Ulatowski thanked Mr. Shehadi and the Comptroller staff for the diligent work they do to keep our ratings high. He added that they, along with this Board have worked to keep the taxes affordable while providing a high level of services to the residents.

REGULAR MEETING:

R-15-33 Zone Change (SEQR) – Town Board Case # 1069- LOK DEVELOPMENT, LLC:

Councilor Edick moved the adoption of a resolution that the application of **LOK DEVELOPMENT, LLC FOR A ZONE CHANGE** from **RA-100 Residential Agricultural District** to **R-10 Residential District**; to allow for a single-family residential development on properties located at **8073 & 8097 Morgan Road, Tax Map Nos. 069.-01-05.1 & 081.-29-01.0**, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project will not have a significant effect on the environment and therefore does not require the preparation of an EIS. Motion seconded by Councilor Weaver.

Ayes-7 and Noes-0. *Unanimously carried.*

R-15-34 Zone Change (A) – Town Board Case # 1069- LOK DEVELOPMENT, LLC:

Councilor Edick moved the adoption of a resolution approving the application of **LOK DEVELOPMENT, LLC FOR A ZONE CHANGE** from **RA-100 Residential Agricultural District** to **R-10 Residential District**; to allow for a single-family residential development on properties located at **8097 & 8073 Morgan Road, Tax Map Nos. 069.-01-05.1 & 081.-29-01.0**. Motion was seconded by Councilor Weaver.

Ayes-7 and Noes-0. *Unanimously carried.*

Zone Change (PH) – Town Board Case # 1073 - COR VERPLANK ROAD COMPANY, LLC:

Councilor Bray moved to **adjourn** the public hearing to **February 2nd, 2015 at 7:38 PM**. Per the applicants' request. Motion was seconded by Councilor Bick.

Ayes-7 and Noes-0. *Unanimously carried.*

Licenses and Permits (PH) - CASUAL ESTATES (MOBILE HOME COURT) LLC, d/b/a MADISON VILLAGE:

Councilor Bray moved to **adjourn** the public hearing to **February 2nd, 2015 at 7:41 PM**. Per the applicants' request. Motion was seconded by Councilor Bick.

Ayes-7 and Noes-0. *Unanimously carried.*

R-15-35 Authorization/Agreement - STROPP APPRAISALS:

Councilor Young moved the adoption of a resolution authorizing the expense of appraisal reports, not to exceed \$1500.00, to **ERIKSEN E. STROPP**, of **STROPP APPRASIAL**, for trial purposes in the matter of: **RUHLE AND KERR vs. THE TOWN OF CLAY** on property located at **7475 Henry Clay Boulevard** in the Town of Clay, **Tax Map Nos. 105.-02-02.2 and 105.-02-04**; and authorizing the Supervisor to execute the necessary documents therefore. Motion was seconded by Councilor Weaver.

Ayes-7 and Noes-0. *Unanimously carried.*

R-15-33 Zone Change (establishing lead agency) – Town Board Case # 1073 - COR VERPLANK ROAD COMPANY, LLC:

Councilor Rowley moved the adoption of a resolution that the application of **COR VERPLANK ROAD COMPANY, LLC FOR A ZONE CHANGE** from **R-15 Residential District** to **R-APT Apartment District** to allow for an apartment

complex located on **Verplank Road and Dell Center Drive**, part of **Tax Map Nos. 021.-01-19.1& 021.-01-02.3** and consisting of approximately 58.32 acres of land, is a Type 1 action involving other permit granting agencies to whom notification must be given that a lead agency must be designated within 30 days. The Town Board proposes that without dissent from another agency, the lead agency designated will be the Clay Town Board. Motion was seconded by Councilor Bray.

Ayes-7 and Noes-0. *Unanimously carried.*

Adjournment:

The meeting was adjourned at 7:47 P.M. upon motion by Councilor Bray and seconded by Councilor Bick.

Ayes-7 and Noes-0. *Unanimously carried.*

Jill Hageman-Clark RMC, Town Clerk