

At the Regular Meeting of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the 4<sup>th</sup> of June, 2012 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
Bruce N. Johnson	Councilor
Eugene Young	Councilor
Jill Hageman-Clark	Town Clerk
Mark V. Territo	Commissioner of Planning and Development
Robert Germain	Town Attorney
Kim Patterson	Town Engineer

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 the adoption of a resolution to **Approve** the Minutes of the May 21<sup>st</sup> 2012 Town Board Meeting. Motion was seconded by Councilor Young.

Ayes-6 and Noes-0 and 1- Abstain. *Motion carried. Supervisor Ulatowski abstained.*

**ACKNOWLEDGE HONORS RECEIVED BY COMMISSIONER OF THE TOWN OF CLAY DEPARTMENT OF RECREATION AND HUMAN RESOURCES, WAYNE MORRIS.**

Supervisor Ulatowski stated that he wished to recognize Wayne Morris, the Commissioner of Recreation and Human Resources for all of the contributions that he had made to the Town of Clay and its residents. He continued by listing some of the activities that Commissioner Morris has added to the town including; music, sports and drama programs and the most recent being the disc golf course at Clay Park Central, which is growing in popularity.

Supervisor Ulatowski said that he was honored to attend the ceremony in which Commissioner Morris was recognized by State and local awards.

Councilor Bick thanked Commissioner Morris and stated that he has made us the envy of the CNY community.

Councilor Bray said that she had known Commissioner Morris for over 30 years and she is sincerely proud and thankful for all that he and his department do for the Town of Clay.

Councilor Edick agreed and thanked the Commissioner.

Councilor Weaver thanked the Commissioner adding that he has known Wayne since he began working at the Town of Clay.

Councilor Johnson said that Commissioner Morris adds a positive element in a time where things are so difficult.

Councilor Young thanked the Commissioner stating that he had done the same job in his home town and recognized the hard work and dedication that he put into his job.

The Supervisor asked Commissioner Morris to introduce his family and he did. He thanked the Board and residents for 39 years with the Town of Clay.

**Cancellation and/or requested adjournments.**

None

**Correspondence:**

Supervisor Ulatowski asked if anyone wished to address the Board on any items not on the agenda.

Janet Rathburn addressed the Board again about the cars parking on Wetzel Road at the YMCA. She continued that she has contacted her Legislator to see about having it posted and enforced, NO PARKING. She added that she is just going on record again.

Supervisor Ulatowski said that the signs will not stop the parking on the street. He added that the YMCA is working on a proposal to improve the parking.

The Supervisor asked the Town Clerk to remind him about this.

**REGULAR MEETING:**

**Zone Change (SEQR) - Town Board Case # 1033 - Farone & Son Funeral Home and Red Barn Country, LLC:**

Councilor Bick moved the adoption of a resolution that the application of **FARONE & SON FUNERAL HOME** and **RED BARN COUNTRY, LLC** for a change of zone from **R-10 One Family Residential District** to **NC-1 Neighborhood Commercial District** on property located at **7353± Buckley Road, Tax Map No. 107.-05-46**, 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 was seconded by Councilor Edick.

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

**Zone Change (A/D) - Town Board Case # 1033 - Farone & Son Funeral Home and Red Barn Country, LLC:**

Councilor Bick moved the adoption of a resolution approving the application of **FARONE & SON FUNERAL HOME** and **RED BARN COUNTRY, LLC** for a change of zone from **R-10 One Family Residential District** to **NC-1 Neighborhood Commercial District** on property located at **7353± Buckley Road, Tax Map No. 107.-05-46.1**. Adding that approval of the zone change is subject to the following covenants offered by the applicant and they are as follows:

The only use initially of the parcel shall be as a funeral home which if such shall thereafter be discontinued, may then be used for offices. All other uses as now permitted in the NC-1 District or as hereafter permitted shall be prohibited.

No structure other than a one-story structure shall be erected and maintained thereon the parcel.

Any structure erected upon said parcel shall utilize architecture of a residential character, with features and exterior appurtenances characteristic of a residential appearing structure.

Motion was seconded by Councilor Edick. The Town Clerk took a roll call vote and it went as follows:

Councilor Young	Voting No
Councilor Weaver	Voting Yes
Councilor Bray	Voting No
Supervisor Ulatowski	Voting No
Councilor Edick	Voting Yes
Councilor Bick	Voting Yes
Councilor Johnson	Voting No

Ayes- 3 and Noes- 4. **Motion Failed.**

**Special Permit (PH) - Town Board Case # 1039 - ROBERT ALUZZO and 3567 RTE. 31, LLC:**

A public hearing to consider the application of **ROBERT ALUZZO** and **3567 RTE. 31, LLC** for a **SPECIAL PERMIT TO ALLOW PROPERTY TO BE USED AS A "GYM", - INDOOR RECREATION – PARTICIPANT** on property located at **3567 State Route 31, Clay, New York, Tax Map No.019.-02-29.1** was opened by the Supervisor. Proof of publication and posting was furnished by the Town Clerk.

Robert Aluzzo and John Francis were present on behalf of this application.

Mr. Francis began by explaining that he will own the franchise. The application is for a 300 member gym. The gym will have 24 hour a day secure access with a key card and offer both personal training as well as group training. The property is located next to the Niagara Car Wash.

Supervisor Ulatowski asked how much parking is available. Mr. Aluzzo stated that currently there are 36 spaces and 14 will be added. Commissioner Territo said that this is adequate to meet the code.

Councilor Edick pointed out that the Onondaga County Planning Board recommended that the applicant be encouraged to reduce stormwater runoff and improve stormwater quality by reducing impermeable surfaces and utilizing green infrastructure. Commissioner Territo stated that the applicant is proposing porous pavement and utilizing the existing lawn, adding that the applicant will design it to comply with the recommendations of the Town of Clay Planning Board and the Onondaga County Planning Board.

Supervisor Ulatowski **closed** the public hearing.

**Appointment - MOYERS CORNERS FIRE DEPARTMENT INC:**

Councilor Young moved the adoption of a resolution approving the appointment of **TRAVIS BAUM, SCOTT BEVERLY, PATRICK SAVAGE** and **SARAH VIGLIOTTI** as volunteer members of the **MOYERS CORNERS FIRE DEPARTMENT, INC. – STATION 2;** and **ENRIQUE CARRASCO, MICHAEL LORENC** and **MATTHEW VIEL** as volunteer members of the **MOYERS CORNERS FIRE DEPARTMENT, INC – STATION 3.** Motion was seconded by Councilor Weaver.

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

**Authorization/Agreement/Project - MORGAN SQUARE SENIOR APARTMENTS:**

Councilor Edick moved the adoption of a resolution authorizing the Supervisor to enter into an Agreement on behalf of the Town with **CLOVER COMMUNITIES CLAY, LLC,** for the construction/development of **MORGAN SQUARE SENIOR APARTMENTS.** Motion was seconded by Councilor Bray.

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

**Project (Sewer) (CPH) - MORGAN SQUARE SENIOR APARTMENTS SEWER DISTRICT, CONTRACT NO. 1:**

Councilor Bray moved the adoption of a resolution calling a public hearing **July 16th, 2012,** commencing at **7:35 P.M.,** local time, to consider a Petition for the creation of a sewer district within the Town of Clay to be designated and known as "**MORGAN SQUARE SENIOR**

**APARTMENTS SEWER DISTRICT"** and for the construction and acquisition of a lateral sewer system therein to be designated and known as **MORGAN SQUARE SENIOR APARTMENTS SEWER DISTRICT, CONTRACT NO. 1"**. (Morgan Square Senior Apartments Project). Motion was seconded by Councilor Weaver.

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

**Project (Drainage) (CPH) - MORGAN SQUARE SENIOR APARTMENTS SEWER DISTRICT, CONTRACT NO. 1:**

Councilor Johnson moved the adoption of a resolution calling a public hearing **July 16th, 2012**, commencing at **7:38 P.M.**, local time, to consider a Petition for the creation of a drainage district within the Town of Clay to be designated and known as "**MORGAN SQUARE SENIOR APARTMENTS DRAINAGE DISTRICT"** and for the construction and acquisition of a lateral drainage system therein to be designated and known as **MORGAN SQUARE SENIOR APARTMENTS DRAINAGE DISTRICT, CONTRACT NO. 1"**. (Morgan Square Senior Apartments Project). Motion was seconded by Councilor Bray.

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

**Adjournment:**

The meeting was adjourned at 8:01P.M. upon motion by Councilor Bray and seconded by Councilor Bick.

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