

Transcription: WEBEX Town Board Meeting 6/15/2020

Speaker 1: I call to order the Town of Clay Town Board Meeting for June 15, 2020. (All took part in the Pledge of Allegiance). I'm looking for approval of the minutes of June 1, 2020 Clay Town Board Meeting.

Speaker 2: So moved.

Speaker 3: Second.

Speaker 1: Motion. Second. Any questions?

Speaker 1: All those in favor? Aye. Opposed? Motion is carried. I have no correspondence to report. Likewise there are no cancellations or requests for adjournments. So everything on the agenda will be heard this evening. First on the agenda is a decision. Mr. Hess can I call on you?

Speaker 2: Absolutely. Mr. Supervisor, I move the adoption of a resolution approving Local Law number 4 of the year 2020 amending section 230-17 D. (2)(b) by adding item [10] Public Self-Storage Facility to the I02 District to the Code of the Town of Clay.

Speaker 4: Second.

Speaker 1: Motion is second. Questions? All those in favor? Aye. Opposed. Motion is carried. Next we have the public hearing to consider the application of MVAH Holding LLC. and Faith Journey United Methodist Church as successor by merger to Trinity United Methodist Church for a zone change, for the construction of 3-story 24-unit apartment buildings, including associated parking and site improvements located at 8396 Morgan Road, Tax Map No. 060.-01-05.1. (Adjourned to this date and time from the June 1, 2020 Town Board Meeting).

Speaker 2: Mr. Supervisor.

Speaker 1: Yes, Councilor Bick.

Speaker 2: The time is not yet [inaudible]

Speaker 1: Okay, thank you Councilor Bick. We will hold this item for a second. Let's move on to item number 9 on the agenda, for a motion.

Speaker 2: Mr. Supervisor.

Speaker 1: Yes, Councilor Meaker.

Speaker 2: Move the adoption of a resolution authorizing the Supervisor to execute a lease agreement between the Liverpool School District and the Town of Clay with regards to the use of school facilities for the Town's athletic sports programs for the current year, which shall extend from June 22, 2020 through August 27, 2020, at a cost of approximately \$2,215.50, contingent upon the Town recreation programs holding activities for calendar year 2020.

Speaker 1: Motion. Do we have a second?

Speaker 3: Second.

Speaker 4: I have a question. Is the school district going to allow the kids in the schools with inclement weather?

Speaker 5: They'd use the fields.

Speaker 4: But if there's lightning the kids can't be in the field. They have to have some kind of structure to go into.

Speaker 1: In light of the Covid situation let me find out just how that would work. If the clerk would follow up with me on that. Thank you. Any other questions?

Speaker 5: It is contingent on all the programming.

Speaker 1: All those in favor. Aye. Opposed? Motion is carried.

Speaker 2: Mr. Supervisor.

Speaker 1: Yes, Councilor Pleskach.

Speaker 2: Move the adoption of a resolution authorizing the Supervisor to execute an agreement with Janitorial/Cleaning services for the Town of Clay Town Hall Building and Senior Center with Oswego Industries for \$33,343.03 to be billed on a monthly basis of \$2,528.59 under the same terms and conditions for a term of one (1) year, commencing July 1, 2020 terminating June 30, 2021. The Agreement shall be approved as to form and content by the Town Attorney.

Speaker 3: Second.

Speaker 1: Motion is second, any questions? All those in favor. Aye. Opposed? Motion is carried.

Speaker 2: Mr. Supervisor.

Speaker 1: Yes, Councilor Pleskach.

Speaker 2: On the additional agenda, I move the adoption of a resolution approving the Supervisor to enter into an Intermunicipal Agreement between the Town of Clay and the Town of Lysander to provide for the services of sign creation. The anticipated term of the contract is for a (3) year period beginning January 1, 2020 and terminating on December 31 2022, and authorizing the Supervisor to execute the necessary document therefore.

Speaker 3: Second.

Speaker 1: Motion is second, any questions? All those in favor, Aye. Opposed? Motion is carried. I apologize for running over on the agenda for the public hearing we now can open the public hearing on the MVAH Holding, LLC. Do we have anyone speaking on behalf of the developer?

Speaker 2: Yes, Trey Barbour is here from MVAH Holding.

Speaker 1: Okay, the floor is yours.

Speaker 5: Terrific. Well, thank you all for hosting us again tonight. We appreciate that. We're here to tell you a little bit about, can you hear me okay?

Speaker 1: Yes.

Speaker 5: Terrific. We're here to tell you about a project we're proposing on Morgan Road that we're calling reserved Morgan for right now at approximately 8396 Morgan Road, probably about two, two and a half miles from where you guys are sitting right now. And the project that we're here to talk about is a zone change for essentially a 15 acre site. Where actually half the site is zoned for apartments and the other half I think is zoned agricultural. And we'd like to rezone the entire parcel to apartments so that we could move forward with this proposed development. Now the proposed development we're looking at is two buildings of approximately 48 units. The project itself is about a \$15.5 million investment, any play and we are really developing of the 15 acres that we have, we're really only developing on approximately four of those 15 acres the remaining 11 acres will be preserved and will not be will not be touched. The development itself is going to be LEED certified, high quality development to get 48 units with a mix of one, two and three bedroom units. The, what else can I tell you about the project, it is fully visible and fully adaptable for anybody who may have those needs in your community. And, you know, at this stage we have presented to, well, we had this this hearing a couple weeks ago, we did present to the Town Planning Board last week, which voted in favor of the zoning change or voted or recommendation to the board for a zoning change. We've also gone through the process with the county and the county had no position in one our development. And so now we're before you again to answer any questions you may have. This is the beginning of the process very early on in the process really to determine whether or not we're going to be allowed to proceed. Obviously, we have a lot to do in design. A lot of other approvals that we'll need to go through with the county, with the state, and with Clay to make this project a reality, but at this stage we are looking for your blessing to move forward to change this zoning so that we can proceed to the next steps of design and development. At this point, are there any questions?

Speaker 1: I have a question. The 3 story facility will the first floor being partially below grade or will that be at grade?

Speaker 5: I believe everything is at grade. There's nothing that's below grade on the development itself.

Speaker 6: Yeah, everything's basically a flat on grade with three stories above it.

Speaker 1: Okay.

Speaker 5: Alright. Yes. And I apologize. We also have Brian Slevar are from Carmina Wood Morris who is the lead architect, and Joe Palumbo, who is a civil engineer on the project. So they're here as well, to chime in with any technical questions you may have

Speaker 1: Any other questions from Board Members? Mr. Pleskach?

Speaker 7: Yes. Are you guys proposing, I don't see any amenities, any kind of a floor plan, you know like pool, parks, you know walking past that kind of thing.

Speaker 5: At this stage, there's no pool for the development, there will be community space for residents that are there. There will be a fitness facility on site for the residents, a small fitness room, there will be walking trails that will enable within the acreage that we're able to develop. As many as some of you may know there is a wetland area that we're operating, staying away from and to work with our development. So we'll be operating within that space, there will be a playground area, if any of the residents have children, that they'll be able to utilize, but no pool to that effect.

Speaker 7: Thank you.

Speaker 5: You're welcome.

Speaker 1: Any other questions from Board Members? Okay, do we have anybody from the public who's on?

Speaker 2: We do.

Speaker 3: Know that most people are on their computers, okay so they don't know the numbers.

Speaker 2: Okay, right.

Speaker 1: We'll just go by their names, we have the names don't we?

Speaker 2: We do, yes.

Speaker 1: Okay we are now going to open this up to the public for questions.

Speaker 2: Beth Jordan?

Speaker 1: Beth Jordan, do you have a question?

Speaker 2: No. There's a Bill Clement.

Speaker 1: Bill Clement, any questions at this time?

Speaker 4: No questions at this time. Thank you.

Speaker 1: Okay.

Speaker 2: There's a caller number 5.

Speaker 1: Caller number 5, any questions for the developer?

Speaker 5: I do, it's under Joe MG up at the top. I guess I'm really concerned about the traffic situation. Being it's the entry road is right next old metal and bordering in between Applewood it's a high traffic pattern area already. And now you're dumping 48 apartments onto that roadway at any given time. You know, morning rush hour night when everyone comes home. That traffic situation is extremely bad. And

my other concern is really is looking at the environmental aspect. I mean, the plants do show them encroaching within 100 feet of wetlands in some areas. And I mean that is a huge habitat over there. Because I do live across the street from it and I guess I'm really concerned about the environmental aspect of it and a traffic pattern because it doesn't seem like anyone's addressed that. I know it's a county issue. But the traffic right now is getting extremely bad since the COVID is starting to loosen up around here. And we're getting back to almost normal with the traffic pattern.

Speaker 1: Sir, could I have your name, we could not hear it.

Speaker 5: What's that?

Speaker 1: Your name again, please we didn't get that.

Speaker 5: It's Pat Galvin.

Speaker 2: I'm sorry, we didn't get that.

Speaker 5: Patrick Galvin.

Speaker 2: Thank you.

Speaker 1: Any other callers?

Speaker 2: Yes, we have a caller, number 6, caller number 6. Any questions or comments? There's a Peter Drescher.

Speaker 1: Peter Drescher?

Speaker 6: No questions at this time.

Speaker 2: Thank you.

Speaker 1: Anything else from the Board? Okay I'm going to close this public hearing. Thank you. Alright, moving on, we now have a public hearing to consider proposed Local Law number 3 of the year 2020, enacting a one-year temporary moratorium on the consideration, approval, and development of any and all commercial solar array installations and commercial solar utility substations within the Town of Clay for a period of 1 year from the active date of the Local Law, or sooner if new legislation amending the policy or Code of the Town of Clay addressing commercial solar array permitting and installations is enacted. The purpose of this Local Law will be to stay all actions until the presentation/passage of amended Town Policy and Code provisions dealing with proposed new commercial solar utility substations are approved. It is the intent of the Local Law to specifically exempt existing applications as of the date of the public hearing as well as any and all non-commercial residential solar applications. (Adjourned to this date and time from the June 1, 2020 Town Board Meeting). As I indicated at the last meeting when this was proposed the Town of Clay would be commissioning a board or panel to review solar projects of commercial grade. We are starting now to put together an event board and should be prepared to to close this hearing, excuse me, will be closing this hearing this evening, pending any other questions from Board Members?

Speaker 3: Is there any public, any comments from the public?

Speaker 1: Anyone from the public that would like to comment on commercial solar?

Speaker 2: We can go down the list. Beth Jordan, do you have any comment?

Speaker 8: No thank you.

Speaker 2: Thank you. Bill Clement do you have any comment?

Speaker 9: I'm fine, thank you.

Speaker 2: No question, thank you. Here's a caller 6. Caller 6 do you have a question or comment? Mr. Galvin, do you have any questions?

Speaker 5: No, I'm all set on that. Thank you.

Speaker 2: Thank you. Peter Drescher. Do you have any question or comment?

Speaker 1: Alright, I'm going to close this hearing.

Speaker 10: Mr. Supervisor.

Speaker 1: Yes, Councilor Young.

Speaker 10: Do we have any more business? I move we adjourn.

Speaker 11: Second

Speaker 1: Motion, a second. All those in favor, Aye. Opposed. Meeting is adjourned.

Total record time: 16:33