

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the 23<sup>rd</sup>, of January, 2019 at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph A. Bick	Deputy Supervisor/Councilor
David Hess	Councilor
Eugene Young	Councilor
Brian Hall	Councilor
Ryan Pleskach	Councilor
Kevin Meaker	Councilor
Jill Hageman-Clark	Town Clerk
Mark V. Territo	Commissioner of Planning and Development
John Marzocchi	Town Attorney
Ron DeTota	Town Engineer

ABSENT:

None

OTHERS PRESENT:

James Rowley; Onondaga County Legislator and 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 made a motion to approve the minutes of the January 7, 2019 Organizational & Regular meeting. Motion was seconded by Councilor Hess.

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

**Cancellation and/or requested adjournments.**

Supervisor Ulatowski said that he knew of no requests for adjournments or cancellations, however, items 12 and 13 will not be read.

He recognized Legislator Rowley who was in attendance to answer questions regarding business at the County Legislature. He began by explaining that things have been quiet. The Sales Tax agreement passed, meaning that the current tax sharing will continue for the next ten years. Legislator Rowley continued that this was the best scenario because it would not need to go through the State Legislature.

Councilor Bick asked if the Towns will be receiving a lump sum as was the case when the previous agreement was put into place. The Legislator said that it will not however there will be sewer relief for the Towns.

Mike LaPoint of Perrugia Lane asked what had changed Mr. Rowley's mind since the last time he was before the Town Board. Legislator Rowley explained that they had met with the Supervisors, most of which were in agreement that this was a reasonable approach.

### **Correspondence:**

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

Several residents were present to discuss Caughdenoy Road and any new developments since the last meeting. Supervisor Ulatowski reiterated that Caughdenoy Road is not a Town Road but a County Road, however, he has reached out to the County Department of Transportation, the Sheriffs and National Grid on behalf of the residents. The Supervisor explained that the County is receptive to meeting with the residents. The residents made it known that they would like to have the meeting here at the Town Hall. Tom Wheatberry asked how long the County DOT will leave the signs up. Supervisor Ulatowski suggested they designate a contact person and give the contact info to the Town Clerk.

Mike LaPoint said that there was a recent water/sewer issue on Audrey Drive. He wanted OCWA or the Town Engineer to investigate the problem as several homes were affected.

Mike LaPoint also asked Supervisor Ulatowski why he supports the grid on Rt. 81. Supervisor Ulatowski explained that he supports the hybrid option which would allow swift passage through the city for traffic flowing from Watertown to Binghamton and a grid for local traffic. There are 16 intersections that will be impacted by the increase and concentration of emissions. Supervisor Ulatowski surmised that he supports a well-constructed flow with the grid on top. This is the most viable plan and this community is worth it he concluded. Legislator Rowley weighed in by saying that he does not support the grid option and the legislature has asked to be at the table when the decision is made.

### **REGULAR MEETING**

#### **MOBILE HOME LICENSE 2019 (PH):**

A public hearing to consider the application of **CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT**, for the renewal of its license for the year **2019** was opened by the Supervisor; proof of posting and publication was provided by the Town Clerk.

Chris Torsano was present on behalf of Madison Village. He gave a brief overview explaining that 15 homes have been demolished and 15 new ones placed. The plan is to add 30 new ones within the year. Dead trees have been removed and culd-a-sacs have been paved.

Councilor Meaker asked Mr. Torsano what the process is for the park to take possession of abandoned mobile homes. Mr. Torsano briefly explained the process adding that it typically takes between 90 days and 6 months. Councilor Meaker explained that he drove through the mobile home park and saw several homes with broken or boarded up windows. Mr. Torsano said that they are in the process of bringing in new homes. There are 560 occupied homes now full capacity would be 800 full lots.

Supervisor Ulatowski stated that the Code Officer recommended renewal of the license. He then asked if there were any additional questions or comments; hearing none he **closed** the public hearing.

*Supervisor Ulatowski said that he would open the next two public hearings together.*

**Special Permit (PH) – Town Board Case # 1137 - STEPHEN C. NICOLAOS:**

A public hearing to consider the application of **STEPHEN C. NICOLAOS FOR A SPECIAL PERMIT** pursuant to **Section 230-13 A. (2) (e) [7]** to allow for a two-family dwelling on land located at **7681 Oswego Rd., Tax Map No. 085.-13-08.0** was opened by the Supervisor; proof of posting and publication was provided by the Town Clerk.

**Special Permit (PH) – Town Board Case # 1138 - STEPHEN C. NICOLAOS:**

A public hearing to consider the application of **STEPHEN C. NICOLAOS FOR A SPECIAL PERMIT** pursuant to **Section 230-13 A. (2) (e) [7]** to allow for a two-family dwelling on land located at **7683 Oswego Rd., Tax Map No. 085.-13-09.0** was opened by the Supervisor; proof of posting and publication was provided by the Town Clerk.

Stephen Nicolaos spoke on behalf of his own applications. He began by orienting the public to the parcel locations. Mr. Nicolaos said that he is proposing to construct two high-end rentals in the existing footprint. Currently there are two structures in disrepair. He continued that the new buildings will be single story two family dwellings. Each of the four 2 bedroom rentals will be 900 square feet per unit and have its own entrance and two parking spaces. There will be a private road that will lead to the driveways. Mr. Nicolaos said that he will live in one of them himself. Councilor Pleskach said that he is glad to see these structures being renovated.

There being no more questions or comments, the Supervisor **closed** both public hearings.

**Project/ sewer (PH) – GABOR SEWER DISTRICT:**

A public hearing to consider a Petition for the creation of a sewer district within the Town of Clay to be known as “**GABOR SEWER DISTRICT**” and authorizing the construction of a private sanitary sewer system therein to be designated and known as “**GABOR SEWER DISTRICT, CONTRACT NO. 1.**” was opened by the Supervisor; proof of posting and publication was provided by the Town Clerk.

Matt Napierala was present on behalf of True North Inc. to connect to the Gabor Sewer to serve two parcels. The applicant originally looked to connect to the Norcross Road sewer but found the cost to be prohibitive. He continued that they need an agreement to move forward with the construction of the daycare center and Mr. Gabor signed off.

Councilor Bick said he would like it to be recorded that he is against creating this sewer district as long as the applicant has the PILOT application.

Ron DeTota, Town Engineer said that if approved the sewer will be owned and maintained by the owner.

Jane Amico of VIP Structures said that approval was granted in Manlius. She continued that there is a market for this project.

There was a discussion about the number of employees and salaries. There are 29 fulltime equivalent employees. The number of children enrolled has increased each year from 96 to 146. Supervisor Ulatowski asked if each employee will receive benefits. The full time employees will be eligible for benefits. Salaries will range from \$12.00 to \$20.00 hourly based on training and education.

Ms. Amico said that the applicant is considering a PILOT and that she believes in this project. Several people were present to support this application.

There being no more questions or comments, the Supervisor **closed** the public hearing.

**Project/ sewer (PH) – BYRNE DAIRY SEWER DISTRICT:**

A public hearing to consider a Petition for the creation of a sewer district within the Town of Clay to be known as “**BYRNE DAIRY SEWER DISTRICT**” and for the construction and acquisition of a sewer system therein to be designated and known as “**BYRNE DAIRY SEWER DISTRICT, CONTRACT NO. 1.**” was opened by the Supervisor; proof of posting and publication was provided by the Town Clerk.

Jeff Hilenbrandt from Plumley Engineering briefly explained that the applicant is proposing a 560' gravity sewer to connect on Henry Clay Blvd. There were no questions or comments so the Supervisor **closed** the public hearing.

**MOBILE HOME LICENSE 2019 (PH)**

Councilor Hess moved the adoption of a resolution **approving** the application of **CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT** for the renewal of its license for the year **2019**. Motion was seconded by Councilor Hall.

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

**Project/ sewer (A/D) – GABOR SEWER DISTRICT:**

**NO ACTION**

**Project/ sewer (SEQR) – GABOR SEWER DISTRICT:**

**NO ACTION**

**Project/ sewer (A) – BYRNE DAIRY SEWER DISTRICT:**

Councilor Hall moved the adoption of a resolution **approving** the creation of a sewer district within the Town of Clay to be designated and known as **“BYRNE DAIRY SEWER DISTRICT, CONTRACT NO. 1.”** Motion was seconded by Councilor Young.

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

**Project/ sewer (SEQR) – BYRNE DAIRY SEWER DISTRICT:**

Councilor Hall moved the adoption of a resolution that it is in the public interest that the Town of Clay approve the construction and acquire the public facility located within **“BYRNE DAIRY SEWER DISTRICT”** (Byrne Dairy Sewer District, Contract No. 1) and in accordance with the terms and conditions of a certain Agreement to be entered into between the Town of Clay and **MC LIVERPOOL, LLC**, for the construction of **“BYRNE DAIRY SEWER DISTRICT, CONTRACT NO. 1.”** Motion was seconded by Councilor Young.

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

**Appointment - CLAY VOLUNTEER FIRE DEPARTMENT, INC.:**

Councilor Young moved the adoption of a resolution approving the appointment of **Blayne Fabianek** as a volunteer member of the **CLAY VOLUNTEER FIRE DEPARTMENT, INC.** Motion was seconded by Councilor Hess.

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

**Agreement (Service) – Crowley Associates:**

Councilor Meaker moved the adoption of a resolution authorizing the Supervisor to enter into a Service Agreement with Crowley Associates for website transfer and hosting, and to execute the necessary document therefore. Motion was seconded by Councilor Bick.

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

**Adjournment:**

The meeting was adjourned at 8:39 P.M. upon motion by Councilor Young and seconded by Councilor Bick.

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

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Jill Hageman-Clark RMC / Town Clerk