

**APPROVED**

At the Regular Meeting of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the 18<sup>th</sup> of January, 2017 at 7:30 P.M., there were:

**PRESENT:**

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

**ABSENT:**

William C. Weaver	Councilor
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**OTHERS PRESENT:**

Hal Henty; Member of the Planning Board & 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 Hess made a motion to approve the minutes of the January 4th, 2017 Organizational & Regular Meeting. Motion was seconded by Councilor Bick.

Ayes – 5 and Noes – 0. *Motion carried. Councilor Bray abstained due to her absence at that meeting.*

**Cancellation and/or requested adjournments.**

Supervisor Ulatowski said that he knew of no requests for adjournments.

**Correspondence:**

Supervisor Ulatowski asked if anyone wished to address the Board on any items not on the agenda. No one responded.

**REGULAR MEETING**

**Special Permit (PH/Adj.) Town Board Case # 1104 - SYRACUSE BRICK HOUSE, INC. D/B/A SYRACUSE BEHAVIORAL HEALTHCARE:**

A public hearing to consider the application of **SYRACUSE BRICK HOUSE, INC. D/B/A SYRACUSE BEHAVIORAL HEALTHCARE FOR A SPECIAL PERMIT** to allow for a hospital/clinic, pursuant to Section 203-17 C.(2)(e)[8] located at **4567 Crossroads Park Drive, Tax Map No. 115.-01-19.1.** (Adjourned to this date and time from the December 19, 2016 Town Board Meeting).

Tim Coyer of Ianuzi and Romans and Jeremy Klemanski of SBH, Inc. were present. Mr. Coyer began by giving a brief overview of what was proposed at the last public hearing. He added that this is for a 78 bed residential rehab facility. They have received support from NYS Department of Health including financial support and a final approval. Mr. Klemanski added that SBH, Inc. has also been granted an award for another facility in Syracuse however he wanted to make clear that this funding (for a methadone type clinic) is not for this proposed site.

The treatment for this facility would be in three stages ending in the reintegration into the community. There will be no changes to the footprint. Parking areas will be reduced to accommodate recreation, no night time recreation. Lighting will be replaced and likely reduced.

Councilor Hess stated that he feels this is the perfect place for this application.

Supervisor Ulatowski asked if there were any additional questions or comments; hearing none he **closed** the public hearing.

**Zone Change (PH/Adj.) Town Board Case # 1105 – 8302 OSWEGO ROAD, LLC (ROBERT ALUZZO):**

A public hearing to consider the application of **8302 OSWEGO ROAD, LLC (ROBERT ALUZZO) FOR A ZONE CHANGE** from **RA-100 Residential Agricultural** to **O-1 Neighborhood Office** to allow for a proposed office building located at **8302 Oswego Road, Tax Map No. 054.-01-03.1;** consisting of approximately .42± acres of land. (Adjourned to this date and time from the December 19, 2016 Town Board Meeting).

Tim Coyer was present on behalf of the applicant. Mr. Coyer said that the Planning Board gave a favorable recommendation with a question about a possible easement. Mr. Coyer explained that if the applicant were to allow the easement he would be

greatly limited by the size of the parcel. He added that there is access to the existing pond.

Supervisor Ulatowski asked if there is access to the parcel and Mr. Coyer said that the gravel driveway is shown on the map. Councilor Hess asked if there were buildings that had been removed on the parcel. Mr. Coyer explained that there were but that had been excavated. Mr. Coyer added that they would need several variances but the applicant is just looking at the zone change at this point.

Supervisor Ulatowski asked if there were any additional questions or comments; hearing none he **closed** the public hearing.

**License Renewal – (PH/Adj.) CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT:**

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 **2017**. (Adjourned to this date and time from the January 4, 2017 Town Board Meeting).

Rebekah Steele, Property manager for Madison Village began by thanking the Town for paving the roads within the mobile home community. She gave an overview of the improvements made by the applicant to the court including the demolition of 5 or 6 abandoned mobile homes and the purchase and installation of 12 new ones. She continued that it is a slow process to obtain ownership through the courts for the abandoned homes, then demolish and replace with new homes. She concluded that they are planning on 20 to 30 more in the spring. She explained that the landscaping is moving at a slow place but some plantings have been done and they will continue to make improvements.

Supervisor Ulatowski asked how many vacant mobile homes there are now. Ms. Steele responded that there are 35 but that includes the 17 new homes. She said that there are about 10 out of 470 that need attention. She added that once a home is abandoned, it is boarded up, winterized and checked regularly. Supervisor Ulatowski read the recommendation from Jim Condon, the Code Officer, regarding the renewal of this license. Mr. Condon gave the applicant a favorable recommendation adding that the Mobile Home Court and Town of Clay Planning and Development Department continue to work together to maintain and improve the mobile home court.

Councilor Hess commented that in the three years since RHP Properties has taken over the Mobile Home Court, he has seen a tremendous improvement.

Supervisor Ulatowski asked if there were any additional questions or comments; hearing none he **closed** the public hearing.

**License Renewal – (A) CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT:**

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 **2017**. Motion was seconded by Councilor Rowley.

Ayes – 6 and Noes – 0. *Motion carried.*

**Zone Change (CPH) Town Board Case # 1107 - KIMBROOK ROUTE 31 DEVELOPMENT, LLC:**

Councilor Rowley moved the adoption of a resolution calling a public hearing **February 6, 2017**, commencing at **7:44 P.M.**, local time, to consider the application of **KIMBROOK ROUTE 31 DEVELOPMENT, LLC FOR A ZONE CHANGE** from **RA-100 Residential Agricultural** to **RC-1 Regional Commercial** to allow for a proposed 11,115 square foot Rite Aid Pharmacy on land located at **3566 State Route 31, Tax Map No. 052.-02-11.1**; consisting of approximately 1.29± acres of land. Motion was seconded by Councilor Hess.

Ayes – 6 and Noes – 0. *Motion carried.*

**Zone Change (CPH) Town Board Case # 1108 - KIMBROOK ROUTE 31 DEVELOPMENT, LLC:**

Councilor Bick moved the adoption of a resolution calling a public hearing **February 6, 2017**, commencing at **7:47 P.M.**, local time, to consider the application of **KIMBROOK ROUTE 31 DEVELOPMENT, LLC FOR A ZONE CHANGE** from **RA-100 Residential Agricultural** to **RC-1 Regional Commercial** to allow for a proposed 11,115 square foot Rite Aid Pharmacy on land located at **3578 State Route 31, Tax Map No. 052.-02-11.2**; consisting of approximately .38± acres of land. Motion was seconded by Councilor Hess.

Ayes – 6 and Noes – 0. *Motion carried.*

**Adjournment:**

The meeting was adjourned at 7:56 P.M. upon motion by Councilor Bray and seconded by Councilor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*

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Jill Hageman-Clark RMC / Town Clerk