

APPROVED

At the Regular Meeting of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the 16th of October, 2017 at 7:30 P.M., there were:

PRESENT:

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

ABSENT:

None

OTHERS PRESENT:

Russ Mitchell and Hal Henty; Members of the Planning Board; Ryan Pleskach: Member of the Zoning 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 October 2, 2017 meeting. Motion was seconded by Councilor Bick.

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

Cancellation and/or requested adjournments.

Supervisor Ulatowski said that he knew of no items to be adjourned.

Correspondence:

Supervisor Ulatowski said that he had a few announcements. He began by recognizing a boy scout in attendance that was working on a badge. The Supervisor

explained that the Town welcomes the scouts and other youth in local governmental participation.

The Supervisor reminded residents that Halloween is approaching and to alert the Town with any street lights that may be out to ensure the safety of the children.

REGULAR MEETING

TENTATIVE BUDGET FOR THE TOWN OF CLAY FOR THE YEAR 2018(IH):

An Informational hearing to consider the **TENTATIVE BUDGET FOR THE TOWN OF CLAY FOR THE YEAR *2017** was opened by the Supervisor.

(*correction to be made at the 11/8/2017 meeting to read 2018)

Supervisor Ulatowski began by reading the Budget Message for 2018 (attached). He explained that the Town of Clay has once again submitted a budget that is below the Governor's tax cap. He explained that homeowners outside of the village will see an increase of \$ 2.54 or .94% annually; residents within the village will see an increase of \$.36 per year. John Shehadi, Comptroller for the Town of Clay explained that they are still reviewing the special districts. He added that the Local Law that they are considering (to exceed the tax cap) will likely be rescinded but is being entertained as a precaution.

Councilor Young asked if the Town of Clay has exceeded the tax cap in the past. Supervisor Ulatowski responded that the Town of Clay has not and the Local Law was rescinded.

Heidi Rosen of Pinyon Pine Path explained that she is a new resident to the town and has read past minutes online to familiarize herself with the town. She continued by asking about the approval of vouchers and abstracts and it was explained that the Town of Clay is a Class 1 Town which relieves the Board of the responsibility and places it on the Comptroller. Ms. Rosen also asked about a Financial Planning Capital and the Comptroller addressed her question.

Mike LaPoint asked for copies of the Budget Message for 2018. Supervisor Ulatowski said that the Clerk would have it available on 10/17/2017 [the clerk emailed the requested information to Mr. LaPoint on 10/17/2017].

All questions having been answered, the Supervisor **closed** the informational hearing.

LOCAL LAW NO. 4 OF THE YEAR 2017 (PH) TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW SECTION 3-C:

A public hearing to consider proposed Local Law to be entitled “**LOCAL LAW NO. 4 OF THE YEAR 2017 TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED**”

IN GENERAL MUNICIPAL LAW SECTION 3-C” to the code of the Town of Clay was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Supervisor Ulatowski reiterated that this is a precautionary step that he does not foresee using; adding that the diligences, with which the budgets have been prepared have enabled residents to receive rebate checks in the past because the town has stayed below the imposed tax cap. He closed by stating that the Town of Clay has prepared a fiscally responsible Town Budget for 2018 as they have in the past dozen plus years.

Supervisor Ulatowski **closed** the public hearing.

Zone Change – (PH/Adj.) Town Board Case # 2018 LAKER DEVELOPMENT GROUP, LLC AND AILEEN SCHMIDT:

A public hearing to consider the application of **LAKER DEVELOPMENT GROUP, LLC AND AILEEN SCHMIDT FOR A ZONE CHANGE** from **RA-100 Residential Agricultural District to RC-1 Regional Commercial District** to allow for future development of commercial and retail spaces on vacant land located at **3820-3848 State Route 31, Tax Map No. 053.-01-19.1**, consisting of approximately 6.049± acres of land. (Adjourned to this date and time from the September 18, 2017 Town Board Meeting) was opened by the Supervisor.

Devin DalPos of Laker Development and Ed Keplinger of Keplinger, Freeman and Associates presented. Mr. DalPos began by giving a brief overview of the project and what had transpired at the previous meeting. He continued adding that the Planning Board gave a favorable recommendation and the Zoning Board granted the variances that they requested. Mr. DelPos said that he was respectfully requesting that the Board make a decision this evening because of the timing of the meetings and that the Planning Board only has one meeting in November because of the Thanksgiving Holiday. The applicant is proposing a Texas Road House, a Starbucks (with a drive-thru) a medical office, a retail store and a restaurant. He explained that the Texas Road House has 170 parking spaces and exceeds what the town requires. He continued that the staggered timing of the high volume of business will also affect the parking allowing for easier parking. Councilor Bick asked if the applicant had already begun the application process for a special permit for the drive-thru. Mr. DalPos said that he was not aware that they needed a special permit in the RC-1 zoning. Commissioner Territo confirmed that the applicant must apply for a special permit for a drive-thru.

Councilor Bray asked about the Onondaga County Planning Board’s recommendation regarding the access to the ATM (Bank of America) and bicycle and walking paths. Mr. DelPos said that they will be shown on the site plan. Councilor

Bray asked if a Traffic Study has been conducted and it has not. Kevin Meaker of Snowdrop Road asked if one was done previously. The applicant was not sure.

Supervisor Ulatowski **closed** the public hearing adding to the applicant that he was sorry but they would not be making a decision at this meeting. He wants the Town Board to have the opportunity to digest this and decide at the next meeting.

Zone Change – (PH/Adj.) Town Board Case # 2019 HUMANE CNY:

A public hearing to consider the application of **HUMANE CNY** for a **ZONE CHANGE** from **R-10 One-Family Residential District** to **RA-100 Residential Agricultural District** to allow for renovations to the existing site and building facilities located at **4915 ½ W. Taft Rd., Tax Map No. 107.-21-54.0**, consisting of approximately 2.73± acres of land. (Adjourned to this date and time from the September 18, 2017 Town Board Meeting) was opened by the Supervisor. Cheryl Robinson, manager for Humane CNY and Warren Freedenfeld, architect for the project began by explaining that he will be in charge of the construction of an appropriate shelter adding that they have taken into consideration the neighbors concerns. He reiterated that the dogs will now be housed on the west side of the building and the outside area will be fenced with sound absorbing fencing. Additionally the construction will be done with materials designed to absorb sound. The dogs will not face each other which the applicant believes will reduce barking. Hours of operation are 8:00 AM to 5:00 PM. Animals will be spayed or neutered on site. Animals may be fostered out during the construction process or they may find a temporary space to operate.

There was a discussion about the fence. Mr. Freedenfeld offered samples of the materials to be used on the fence. Virginia Bird, the neighbor to the west asked how high the fence will be. There was a discussion as to if it will be 7 or 8 feet. Commissioner Territo explained that the applicant would need a variance to construct an 8 foot fence. There was also a discussion about the drainage and they are proposing a cauldron underground to percolate the water back into the soil that will be covered by crushed stone.

Several other residents asked questions regarding the noise. One resident asked how many windows there will be, there will be 9. Bob Trombly of Taft Road, asked if the footprint will change. There was a great discussion about the size of the proposed building and the square footage as it stands now. It was decided that the proposed building is minimally smaller.

All questions being heard, Supervisor Ulatowski **closed** the public hearing.

TENTATIVE BUDGET 2018 as the TOWN OF CLAY PRELIMINARY BUDGET(A):

Councilor Hess moved the adoption of a resolution approving the **TENTATIVE BUDGET** as proposed or modified, for the Town of Clay for the year **2018** as the **TOWN OF CLAY PRELIMINARY BUDGET** for the fiscal year commencing January 1, 2018. Motion was seconded by Councilor Bray.

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

2018 Special Districts Budget for the Town of Clay (CPH).

Councilor Bick moved the adoption of a resolution calling a public hearing **November 8, 2017**, commencing at **7:35 p.m.**, local time, to consider the adoption of the proposed **2018 Special Districts Budget for the Town of Clay**. Motion was seconded by Councilor Rowley.

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

2018 Fire Protection Budget for the Town of Clay (CPH).

Councilor Bray moved the adoption of a resolution calling a public hearing **November 8, 2017**, commencing at **7:38 p.m.**, local time, to consider the adoption of the proposed **2018 Fire Protection Budget for the Town of Clay**. Motion was seconded by Councilor Rowley.

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

2018 Uniform Water Budget for the Town of Clay(CPH):

Councilor Hess moved the adoption of a resolution calling a public hearing **November 8, 2017**, commencing at **7:41 p.m.**, local time, to consider the adoption of the proposed **2018 Uniform Water Budget for the Town of Clay**. Motion was seconded by Councilor Rowley.

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

2018 Preliminary Budget for the Town of Clay, as the 2018 ANNUAL BUDGET (CPH):

Councilor Rowley moved the adoption of a resolution calling a public hearing **November 8, 2017**, commencing at **7:44 p.m.**, local time, to consider the adoption of

the proposed **2018 Preliminary Budget for the Town of Clay**, as the annual budget. Motion was seconded by Councilor Bray.

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

Amended Project Plan - INVERNESS GARDENS PDD(A):

Councilor Young moved the adoption of a resolution that the Town Board of Clay amends the **INVERNESS GARDENS PROJECT PLAN AMENDED**, as submitted by Ianuzi & Romans, P.C., as well as shown on a Project Plan Amended, dated August 9, 2007, last revised October 12, 2016 to reflect a decrease in the overall number of townhouse units and an increase in the overall number of single-family units.

WHEREAS, a Project Plan was received for a Planned Development District (PDD) to be known as **INVERNESS GARDENS**, which Amended Project Plan consists of a total of 41.20 acres comprised of seventeen (17) residential two unit townhouses, forty four (44) detached single family houses and a commercial site consisting of a maximum of 65,500 sq. ft.; and

WHEREAS, a proposed amendment to the Project Plan was received for the **INVERNESS GARDENS PDD**, as submitted by Ianuzi & Romans, P.C., last revised October 10, 2017, which Project Plan Amended proposes a total of 41.20 acres comprised of sixteen (16) residential two unit townhouses and forty five (45) units of single family dwellings and a commercial site consisting of a maximum of 65,500 sq. ft.; and

NOW THEREFORE, BE IT RESOLVED that the proposed Project Plan Amendment for **INVERNESS GARDENS PDD** be and the same hereby issued a Project Plan Amendment. Motion was seconded by Councilor Bray.

Supervisor Ulatowski explained that they will amend the site plan to reflect a change of one of the two family dwellings to a one family.

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

Adjournment:

The meeting was adjourned at 8:40 P.M. upon motion by Councilor Bray and seconded by Councilor Bick.

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

Jill Hageman-Clark RMC / Town Clerk

TOWN OF CLAY (DRAFT OF 10/11/17) 2018 BUDGET MESSAGE – OCTOBER 16, 2017

The Tentative budget for General and Highway purposes is \$14,782,085. This represents an increase of \$363,703, or 2.46% over the adopted budget for 2017. There are no new positions recommended in the 2018 budget. Employee salaries & wages represent \$103,853 of the increase which is planned to cover contract settlements with the two bargaining units and non-represented employees. The cost of Workers' Compensation Insurance is expected to increase by 12.5%, or \$26,559. Other increases are \$125,000 more for paving, \$55,000 for improvements to the Senior Center and Highway Garage, \$40,000 for the Memorial Park and \$25,000 for road salt. The Town plans to enter into an agreement with National Grid to replace approximately 1,700 street lights with LEDs, generating substantial utility cost savings. Piggy backing on this, the Town is in the final stages of securing a grant from NYSERDA to install a solar array at the Maider Road site together with the Central New York Regional Planning and Development Board to investigate the feasibility of installing an electrical charging station for renewable energy vehicles. The Town has received commitments for projects in our playgrounds, our project green community garden site and Three Rivers. Roads continue to be at the forefront of issues facing the town. The Town of Clay currently works with a local engineering firm and Cornell University and together has created a Local Roadway Management Program that have identified every mile of town road, assessed its condition and recommended a course of action for its repair and/or upkeep over the next 20 years. Like any study there's always room for improvement or change so it is our goal to work compassionately and cost-effectively with our residents and contractors to update the program as needed and ensure we are addressing those issues that the study may not have detected in the initial assessment. For a homeowner of a \$100,000 house located outside of the Village of North Syracuse, the tax impact is estimated to be \$2.54, an increase of 0.94%. Village residents that reside within the Town would see an increase of \$0.36 for the year. We continually strive to provide the best possible delivery of services to our residents at the least possible cost.