

At the Regular Meeting of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the 23rd of January, 2013 at 7:30 P.M., there were:

PRESENT:

Damian M. Ulatowski	Supervisor
Robert L. Edick	Deputy Supervisor/Councilor
Naomi R. Bray	Councilor
William C. Weaver	Councilor
Joseph A. Bick	Councilor
Bruce N. Johnson	Councilor
Jill Hageman-Clark	Town Clerk
Mark V. Territo	Commissioner of Planning and Development
Neil Germain	Town Attorney
Ron DeTota	Town Engineer

ABSENT:

Eugene B. Young	Councilor
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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 Edick moved the adoption of a resolution to **Approve** the Minutes of the January 7th, 2013 Organizational and Regular Town Board Meeting. Motion was seconded by Councilor Bick.

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

Cancellation and/or requested adjournments.

Supervisor Ulatowski said that item # 9 on the agenda (**Eric Dorn and Richmond Avenue Associates, INC.** for a **SPECIAL PERMIT**) will be adjourned to the March 4th, 2013 meeting.

Correspondence:

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

Jason Fleury of 5048 Hackberry Lane, said that Superior Waste is not appropriately disposing of the brush. He added that he has been in contact with the DEC that concurred; they are not using a legal method of disposal.

Supervisor Ulatowski asked if Mr. Fleury worked in this capacity. Mr. Fleury said that he does but in Cayuga County. The Supervisor said that he is aware of Mr. Fleury's concerns and has been in contact with Ron DeTota, the town engineer. Mr. DeTota said that he has been in contact with Tim DeYulio at the DEC and the area that they are using is a permitted site. Supervisor Ulatowski suggested that Mr. Fleury contact Mr. DeYulio at the DEC for clarification. Mr. Fleury said that perhaps there is some confusion within the DEC and if so he apologizes.

REGULAR MEETING:

Special Permit (PH) - Town Board Case # 1049 - VICTOR WATKINS:

A public hearing to consider the application of **VICTOR WATKINS** for a **SPECIAL PERMIT pursuant to Section 230-13 A. (2)(e)[7]** to allow for a **TWO-FAMILY DWELLING** on property located at **8517 Maple Road, Tax Map No. 061.-01-41.2.** was opened by the Supervisor, proof of posting and publication was furnished by the Town Clerk.

Victor Watkins appeared on his own behalf. Mr. Watkins said that he is trying to obtain a special permit to allow for an in-law apartment in his basement. He said that there is an existing walk out entrance and that they will add windows, he continued that the footprint will not change. There is ample parking and the basement offers limited access. Eventually he and his wife will use the in-law apartment but it will be rented until that time.

Councilor Weaver asked where exactly it is located and Mr. Watkins said that it is the second house from Grange Road.

Supervisor Ulatowski asked the Commissioner of Planning and Development if he needs to refer this item to the *Planning Board*. Mr. Territo said that it was optional for the Town Board to refer the matter.

Since there were no additional questions or comments, Supervisor Ulatowski said that he would **close** the public hearing.

Zone Change (PH/adj.) - Town Board Case # 1048 - GROUP ONE DEVELOPMENT, LLC:

Public hearing to consider the application of **GROUP ONE DEVELOPMENT, LLC**, for a **CHANGE OF ZONE** from **RA-100 Residential Agricultural District.** to **R-15 One-Family Residential District** on vacant land located at **8196 Maple Road, Tax Map No. 074.-01-17.1.** (Adjourned to this date and time from the January 7, 2013 Town Board Meeting) was opened by the Supervisor.

Tim Coyer of Ianuzi and Romans was present for the applicant. Mr. Coyer began by explaining that the applicant is seeking this zone change to conform to the surrounding parcel.

Councilor Bray pointed out that originally the County had recommended disapproval of this application however, they were not aware that it is part of a larger parcel. Ron DeTota said that this area will be used for part of the storm water management area.

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

MOBILE HOME LICENSE 2013 (PH/Adj.):

A public hearing to consider the application of **CASUAL ESTATES MOBILE HOME COURT**, for the renewal of its license for the year **2013**. (Adjourned to this date and time from the January 7, 2013 Town Board Meeting) was opened by the Supervisor.

Frank Cerio of ARC or *American Residential Communities* (owners of Casual Estates) was present on behalf of the applicant. Supervisor Ulatowski asked the applicant to explain what is happening at the mobile home park. Mr. Cerio began by explaining that he was new to the company but he has been working with Jim Condon, Code Officer. He continued that the park has added 14 new single and double wide homes. They have invested \$750,000.00 in the park, adding the new units, placements and walkways. The Supervisor asked if potential residents bring the mobile homes with them. Mr. Cerio said that occasionally that will happen however more often, the park negotiates with the mobile home manufacturer and the park makes the investment. He continued that the park has only 3 homes left to demo. Last year there were 12-13 demolitions, prior to that up to 50. Mr. Cerio introduced the onsite manager Jared VanMeter.

Supervisor Ulatowski said that at the previous meeting a resident had inquired about a hedge row or shrubbery at Route 57. Mr. Cerio agreed adding that this portion of Route 57 defines the community and there are two unsightly vacant buildings further detracting from the entrance to the community.

Councilor Bray asked how healthy the Mobile Home industry is. Mr. Cerio said that the industry is relatively strong however New York State is more challenging than some others adding that ARC has had a good year.

Supervisor Ulatowski asked if the park is at full capacity. Mr. Cerio said that it is not even close probably 57% however there are no unoccupied units.

There were no further questions so Supervisor Ulatowski **closed** the public hearing.

Mr. Cerio and Mr. VanMeter both commented on what a huge help Jim Condon has been to them adding that it is his help that has increased their progress. Supervisor Ulatowski thanked them adding that he is always pleased to receive positive feedback about employees.

Special Permit (PH/Adj.) Town Board Case # 1046 - RICHMOND AVENUE ASSOCIATES/ ERIC DORN:

Adjourned to March 4th, 2013 at 7:35 P.M.

Zone Change (PH/Adj.) Town Board Case # 1047 - SAGEER ENTERPRISES INC. and JOSEPHINE S. SHIPMAN:

A public hearing to consider the application of **SAGEER ENTERPRISES INC.** and **JOSEPHINE S. SHIPMAN** for a **CHANGE OF ZONE** from **O-2 Office District to NC-1 Neighborhood Commercial District** on property located at **4785 Bear Road, Tax Map No. 106.-04-06.1**, to allow for a hair salon. (Adjourned from the December 17, 2012 Town Board Meeting) was opened by the Supervisor.

Commissioner Territo said that the applicant was still appearing before the Planning Board at this time and therefore no recommendation has been made.

Councilor Bray made a motion to **adjourn** to the **February 4th, 2013** meeting at **7:38 P.M.** Motion was seconded by Councilor Bick.

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

Hydrants - Gaskin Road Water Supply District, Extension No. 1:

Councilor Weaver moved the adoption of a resolution authorizing the installation of three (3) fire hydrants and relocating one (1) existing hydrant in the Gaskin Road Water Supply District, Extension No. 1, and authorizing the Supervisor to execute the OCWA fire hydrant application (Wal-Mart). Motion was seconded by Councilor Bray.

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

Street Light(s) - CHESTNUT STREET:

Councilor Edick moved the adoption of a resolution authorizing the installation of one (1) 100 watt high pressure sodium street light to be placed on **CHESTNUT STREET**, pole 51, to help illuminate the area at the intersection of **CHESTNUT STREET AND MEADOWBROOK DRIVE**. The estimated additional annual cost

for the overhead lighting fixture is \$127.78 and is to be charged to the **LT 245 LIGHTING DISTRICT**. Motion was seconded by Councilor Johnson.

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

Agreement - TOWN OF CLAY and VIZIONefx, LLC:

Councilor Bick moved the adoption of a resolution approving an Agreement between the Town of Clay and VIZIONefx, LLC to provide informational television monitors in Town Hall and the Clay Senior Center. VIZIONefx, LLC will provide a digital information channel the Town can utilize to inform residents of events and information. VIZIONefx will also provide some advertising content and information via third party licensors or vendors. Advertisements and Town information will run periodically during regular business hours. Under the terms of the Agreement, the Town will only be responsible to provide internet access and electricity to power the equipment with no other financial obligation. The term of this Agreement will be on a month-to-month basis. This resolution also authorizes the Supervisor to execute any and all documents to effectuate the Agreement. Motion was seconded by Councilor Edick.

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

Adjournment:

The meeting was adjourned at 8:04 P.M. upon motion by Councilor Bray and seconded by Councilor Weaver.

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