

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the April 7, 2025, at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph Bick	Deputy Supervisor/Councilor
Eugene Young	Councilor
Ryan Pleskach	Councilor
Deborah Magaro-Dolan	Councilor
David Capria	Councilor
Edward Wisnowski	Councilor
Jill Hageman-Clark	Town Clerk
Robert Germain	Town Attorney
Ron DeTota	Town Engineer

ABSENT:

David Tessier	Interim Commissioner Plan & Development
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OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty and Paul Graves, Planning Board Members.

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 March 17, 2025 Regular Town Board Meeting. Motion was seconded by Councilor Magaro-Dolan.

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

CORRESPONDENCE:

None

CANCELLATIONS and/or REQUESTED ADJOURNMENTS:

None

REGULAR MEETING

ONONDAGA COUNTY COMMUNITY DEVELOPEMNT (funds)(A) – 2025:

Councilor Pleskach moved the adoption of a resolution **approving** the use of funds by the Town of Clay with respect to the applications for funding and for the five (5) year plan, filed with ONONDAGA COUNTY COMMUNITY DEVELOPMENT for the year 2025. Motion was seconded by Councilor Magaro-Dolan.

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

ZONE CHANGE (PH) – Town Board Case # 1223 – NORTHERN CREDIT UNION:

A public hearing to consider the application of Town Board Case #1223: **NORTHERN CREDIT UNION** to allow for a Zone Change from PDD Planned Development District & R-10 Residential District to NC-1 Neighborhood Commercial District on land located at **5004-5008 West Taft Road, Tax Map Nos. 116.1-01-04.1 and 116.1-01-05.0** to allow for construction of a Bank/Credit Union with a drive-in service on +/-2.52 acres of land, was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Brody Smith, of Bond, Schoeneck and King began by explaining that the parcel located at the corner of Wintersweet and West Taft Road is where they are proposing a 3100 sf Credit Union. The building would be constructed close to Taft Road, away from the residential. The parcel is currently zoned PDD and R-10 (residential) and they are seeking a change to NC-1. Mr. Smith continued that surrounding parcels are predominately commercial use. He stated that the areas surrounding are largely office and commercial; he surmised that this parcel is not well suited for residential zoning.

Councilor Bick asked why the applicant is not seeking a zone change to O-2 (office) instead of NC-1 (neighborhood commercial), as this the O-2 is a less intense use. Mr. Smith said that he didn't think that the O-2 would allow for a drive-thru on the east side.

Several residents from the Inverness Gardens neighborhood spoke in opposition to this application stating that they are directly affected. They do not want commercial development in the neighborhood. One resident stated that this was a past location of the Parade of Homes, they have made a huge investment and feel that commercial development will reduce the property values. She continued that the 'Board' should encourage a developer to construct senior patio homes with a forever green area.

Another resident said that she would be directly affected as her property abuts the parcel. She asked about the hours of operation and if there is a 24-hour ATM. The credit union would keep regular bank hours but there would be a 24-hour ATM. She said that she is concerned about the constant traffic and infringement on privacy. The traffic entering and exiting from Wintersweet would be right-in and right-out only. The traffic study was conducted, including and assuming both Summit Federal Credit Union and McDonald's applications were approved. They determined there would be no significant impact.

Mike Brown, Chief of MCFD, said that he is concerned by the number of accidents at this intersection, stating that the fire department answers many calls for accidents in that area.

One resident said that she is not opposed to a Credit Union, however, if that business fails what other commercial business could take the spot. Councilor Young asked what could go into a NC-1 zone. *Retail (<5,000 sf), personal service, office, bank/credit union, medical office, instructional facility and daycare center. With Planning Board approval: Emergency vehicle station, hospital/clinic, nursing home/assisted living facility, retail use (5,000 to 15,000 sf), drive-in service and secondary use.*

Supervisor Ulatowski said that he would like to keep the public hearing open to get better answers to some of the questions and concerns posed tonight.

Councilor Pleskach asked if the applicant would consider a berm to shield the residential area from the proposed commercial. Mr. Smith said that there is an existing berm. He asked if they would consider planting tree on top, adding that he would like to see an elevation. He asked how tall the proposed building is. Mr. Smith said one story.

Councilor Capria asked how many branches the Credit Union has. Mr. Smith said 10 branches with the main branch being in Watertown. He continued that the credit union began in 1962, and they are also planning another branch in the Kimbrook development.

Councilor Pleskach asked the applicant to consider the O-2 zoning over the NC-1 as this may mitigate some of the residents' concerns. Mr. Smith said that he is happy to explore this.

Councilor Pleskach made a motion to **adjourn** the public hearing to **April 21, 2025**

at 7:44 PM. Motion was seconded by Councilor Wisnowski.

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

SPECIAL PERMIT (PH) – Town Board Case # 1224 – MCDONALD’S USA, LLC:

A public hearing to consider the application of Town Board Case #1224: **MCDONALD’S USA LLC.**, for a Special Permit pursuant to Section 230-16 C. (2)(e)[2] – Drive in Service, to allow for a restaurant with a drive-thru on land located at **4979 W. Taft Road, Tax Map No. 107.-20-01.1**, consisting of +/- 1.33 acres of land. Property is located in the RC-1 Regional Commercial District and LuC-1 Limited Use for Gasoline Services districts. The public hearing was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Joe Frateschi of Harris Beach was present to speak on behalf of the applicant, he also introduced Tim Dollenger of Wegmans and Steve Wilson of Bohler Engineering. Councilor Pleskach said that he wanted to disclose that Harris Beach represents his company, not him personally, to be fully transparent. He added that he does not consider that this is a conflict of interest.

Mr. Frateschi began, that they have taken the comments from the residents and the Town Board, when they were seeking a special permit last year, and tried to address them. They have changed the traffic pattern to steer exiting customers to the signaled exit onto Taft Road. Mr. Wilson explained that they cannot guarantee that traffic will follow this but the plan discourages customers to drive across the lot to exit onto Cedar Post Road. They have added additional landscaping to help divert traffic.

Councilor Young said that he is concerned with the number of cars that will be added to the already excessive number of cars exiting onto Taft Road. He said that he is in favor of diverting cars onto Cedar Post Road. There was a lengthy discussion about the number of cars that will be generated as well as the number of cars currently entering and exiting by way of the traffic signal on Taft Road. Councilor Magaro-Dolan said that she is concerned by traffic exiting McDonald’s crossing incoming traffic.

Councilor Capria said that he has waited through two cycles to exit. He asked about the traffic history. The applicant said that there have been four accidents there over the past 3 years. Mike Brown, Chief of MCFD said that he has seen that in the last

month. He continued that they frequently responded to accident calls in this area. The applicant recanted that the 4 were at the traffic light, there have been 25 total accidents on this stretch of Taft Road in the last three years. Captain Brown said he is concerned with the number of additional vehicles that will be generated if this is passed. He continued that there are kids, pedestrians and bicycles on Cedar Post Road and this is already a highly traveled road.

A resident asked if the applicant is proposing a tall, illuminated light? She also asked why they would want to compete with other McDonald's restaurants nearby. Another resident asked where snow will be removed to. Mr. Dollenger said that they plow snow behind the Wegmans store.

Councilor Capria asked what the hours of operation will be. The applicant has not yet determined them adding that they could be limited.

Councilor Young said that the parking lot is nearly full now, "They are Wegmans for crying out loud, they don't need McDonald's." He also asked about parking for dining in. Mr. Frateschi indicated where the dine in parking is located.

The residents from Inverness (across Taft Rd) asked if they could submit petitions opposing this application. The Supervisor directed them to submit to the (Town) Clerk. The Town Clerk accepted a significant number of petitions with a small number of unacceptable/invalid signatures.

Councilor Pleskach made a motion to **adjourn** the public hearing to **May 5, 2025 at 7:41 PM**. Motion was seconded by Councilor Wisnowski.

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

Special Permit – (PH/Adj.) Town Board Case # 1220 - GOGUEN DRIVE REALTY, LLC.:

Councilor Bick moved the adoption of a resolution **adjourning** the public hearing to **May 5, 2025 at 7:38 PM** (at the request of the applicant). Motion was seconded by Councilor Magaro-Dolan.

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

**ZONE CHANGE (PH/Adj.) – Town Board Case # 1221 – LAUREL SPRINGS
ZONE CHANGE:**

A public hearing to consider the application of Town Board Case #1221: **LAUREL SPRINGS ZONE CHANGE** for a Zone Change from HC-1 Highway Commercial District to R-SR Senior Residential District to allow for Senior Housing on land located at **W. Taft Road, Tax Map No. 107.-18-12.0** consisting of +/- 4.74 acres of land. (*Previously denied under Town Board Case #1205 on August 9, 2024*) was opened by the Supervisor.

Ben Harrell of CHA spoke on behalf of the applicant. He explained that they have reduced the number of units from the last application to 12 per building. They show ample green space and area for personal services (rental). They are not proposing garages but are willing to consider. The stormwater will be considered at site plan approval, but the applicant is receptive to working with the board regarding changes and additions. He concluded that they received a positive recommendation from the Planning Board.

All questions and comment having been heard; Supervisor Ulatowski **closed** the public hearing.

**SPECIAL PERMIT (CPH) – Town Board Case #1225 - SENECA SAVINGS
FINANCIAL FACILITY:**

Councilor Capria moved the adoption of a resolution calling a public hearing on April 21, 2025, commencing at 7:38 P.M., local time, to consider Town Board Case #1225: **SENECA SAVINGS FINANCIAL FACILITY** for a Special Permit pursuant to Section 230-15 B.(2)(e)[2] – Bank/Credit Union, to allow for a bank with drive-thru service on land located at 5332 State Route 31, Tax Map No. 051.-01-11.1, consisting of +/- 2.66 acres of land. The property is located in the O-2 Office District. Motion was seconded by Councilor Pleskach.

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

SPECIAL PERMIT (CPH) – Town Board Case #1226 - JUSTIN’S CANINE CAMPUS:

Councilor Magaro-Dolan moved the adoption of a resolution calling a public hearing on April 21, 2025, commencing at 7:41 P.M., local time, to consider Town Board Case #1226: **JUSTIN’S CANINE CAMPUS** for a Special Permit pursuant to Section 230-

16 C.(2)(e)[14] – Animal Care/Training Facility, to allow for a dog daycare facility on land located at 4112 State Route 31, Tax Map No. 055.-01-06.1 (Marketfair North Plaza), consisting of +/- 15.06 acres of land. The property is located in the RC-1 Regional Commercial District. Motion was seconded by Councilor Young.

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

Onondaga County Soil and Water Conservation – Joint application (A):

Councilor Bick moved the adoption of a resolution approving and authorizing the Supervisor to sign a joint application form with Onondaga County Soil and Water Conservation district for renewal of their water chestnut hand pulling permit for 2026. This is to allow Onondaga County Soil and Water district to remove the water chestnuts from Seneca River. Motion was seconded by Councilor Magaro-Dolan.

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

AGREEMENT/Contract (A) – ALL CITY MANAGEMENT:

Councilor Pleskach moved the adoption of a resolution authorizing a contract renewal for an additional one (1) year period for Adult Crossing Guard Services with All City Management Services in the amount of \$33.59/hour, per guard, based upon 1,980 hours, not to exceed a price of \$66,508.20/year. Said period shall commence July 1, 2025, and terminate June 30, 2026. Motion was seconded by Councilor Young.

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

Additional Agenda

Community Development Block Grant 2025 (CPH):

Councilor Wisnowski moved the adoption of a resolution calling a public hearing on **April 21, 2025**, commencing at **7:44 PM**, local time to consider the **2025** application

of street repairs for **Community Development Block Grant (CDBG)** funding. After a street reassessment by the Highway Superintendent, it was determined an urgent need of road repairs to Woodward Way and Winchester Drive is required this year rather than Steelway Blvd. South which will move to year 2027. Motion was seconded by Councilor Magaro-Dolan.

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

Community Development Block Grant 2026 (CPH):

Councilor Wisnowski moved the adoption of a resolution calling a public hearing on **April 21, 2025**, commencing at **7:47 PM.**, local time to consider the **2026** application of street repairs for **Community Development Block Grant (CDBG)** funding for Maltage Drive and Goguen Drive for application due April 11, 2025. Motion was seconded by Councilor Magaro-Dolan.

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

Adjournment

The meeting was adjourned at 8:59 P.M. upon motion by Councilor Young and seconded by Councilor Magaro-Dolan.

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


Jill Hageman-Clark RMC / Town Clerk