

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the June 16, 2025, at 7:30 P.M., there were:

PRESENT:

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:

Damian Ulatowski	Supervisor
David Tessier	Interim Commissioner Plan & Development

OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty and Paul Graves, Planning Board Members. Mike Redhead, Fire Inspector/Code Officer and Mike Brown, Chief of MCFD.

The meeting was called to order by Deputy Supervisor Bick at 7:30 P.M. All present joined in the Pledge of Allegiance.

APPROVAL of MINUTES:

Councilor Magaro-Dolan made a motion to approve the minutes of the June 2, 2025 Regular Town Board Meeting. Motion was seconded by Councilor Pleskach.

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

CORRESPONDENCE:

None

CANCELLATIONS and/or REQUESTED ADJOURNMENTS:

Deputy Supervisor Bick said that the appointments for Zoning Board of Appeals Member and Alternate Member will not be heard.

REGULAR MEETING

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

Councilor Young moved the adoption of a resolution **adjourning** the public hearing to **July 21, 2025, at 7:44 PM** (at the request of the applicant). Motion was seconded by Councilor Capria.

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

SPECIAL PERMIT (PH) – Town Board Case # 1228 – CHERYL D. WHITE:

A public hearing to consider the application of Town Board Case #1228: **CHERYL D. WHITE** for a Special Permit pursuant to Section 230-13 A.(2)(e)[2][3][7] – Animal Care/Training Facility, Animal Boarding/Breeding Facility, Two-Family Dwelling, to allow for construction of a horse barn with a two-family dwelling on the northeast corner of property located on **Black Creek Road, Tax Map No. 036.-02-04.1**, consisting of +/- 87.89 acres. The property is located in the RA-100 Residential Agricultural district, was opened by the Deputy Supervisor. Proof of Publication and Posting was furnished by the Town Clerk.

Tim Coyer was present with the applicant. He began by explaining that they are proposing to construct a structure on 39.87 ± acres of the 87.89 ± acre parcel. The structure would have two apartments for employees and a training facility (barn).

Councilor Young asked if this is allowed in the RA-100 zone. Councilor Magaro-Dolan looked in the Zoning Code and indicated that this is appropriate in this zone. Councilor Young then asked if the applicant needs 3 Special Permit applications or if this would all follow under one application. Councilor Bick said that he thought that this would all fall under one application; Legal Counsel agreed.

Councilor Magaro-Dolan asked the applicant how many horses she would board and how many employees. Ms. White said that they are proposing 20 stalls with 16-18 occupants and a head trainer and 2-3 farm hands. Councilor Magaro-Dolan asked if they would have horse shows. Ms. White said that have not designed it with enough space for shows, however, they plan to offer educational clinics.

Councilor Young asked if all the horses will be boarded there and they will. Riding will take place in the indoor riding ring. There are pastures, but training and riding will take place indoors.

There was discussion about the lighting and if the pastures will be lit. The lighting will be limited to the pathway and on the building.

Councilor Pleskach asked if they had to get permits for the current barn. Ms. White said that no permit was required on the residential property.

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

SPECIAL PERMIT (PH) – Town Board Case # 1230 – EQUIPMENT-SHARE.COM INC:

A public hearing to consider the application of Town Board Case #1230:

EQUIPMENTSHARE.COM INC., for a Special Permit pursuant to Section 230-17 E.(2)(a)[6] – S-1 Special Use District: Bulk Storage, liquid or gaseous hazardous materials, to allow for an onsite fuel island for private fuel distribution for construction equipment and fleet vehicles for property located on **Henry Clay Blvd, Tax Map No. 105.-02-02.1**, consisting of +/- 8.9 acres. The property is in the I-1 Industrial 1 district, was opened by the Deputy Supervisor. Proof of Publication and Posting was furnished by the Town Clerk.

Jeff Eaton and David Southhall were present to represent the applicant. Mr. Eaton explained that they are seeking a special permit to store diesel fuel for off-road rental equipment. The fuel will not be available to the public and will be stored in two (2) 1,000-gallon tanks. The tanks are double wall, non-spill construction.

Councilor Young asked if this was a highway overlay district. Deputy Supervisor said that it is not; it is I-1 (industrial). Councilor Young asked if we would limit the number of tanks. Legal Counsel said that if the application is approved for two (2) 1,000-gallon tanks that is all that is permitted. Any additional tanks/fuel would require a modification or a new special permit. Councilor Magaro-Dolan asked if they anticipate the need for a modification and they do not.

The rentals will be fueled up before rental and the only need for fuel cans would be to 'top off' hand tools. There will be no commercial sales.

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

ZONE CHANGE (CPH) – Town Board Case # 1232 – MARC LEBIEDZINSKI:

Councilor Capria moved the adoption of a resolution calling a public hearing on **July 21, 2025**, commencing at **7:38 P.M.**, local time, to consider the application of Town Board Case #1232: **MARC LEBIEDZINSKI** for a Zone Change from R-15 One-Family Residential to R-40 One-Family Residential on land located at **7985 Morgan Road, Tax Map No. 081.-29-06.0**, consisting of +/- 3.09 acres. R-15 One-Family Residential requires sewer, whereas R-40 One-Family Residential does not require sewer. Motion was seconded by Councilor Magaro-Dolan.

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

ZONE CHANGE (CPH) – Town Board Case # 1231 – MCDONALD'S USA, LLC:

Councilor Wisnowski moved the adoption of a resolution calling a public hearing on **July 21, 2025**, commencing at **7:41 P.M.**, local time, to consider the application of Town Board Case #1231: **MCDONALD'S USA, LLC.**, for a Zone Change from LuC-1 Limited Use District for Gasoline Services to RC-1 Regional Commercial District on land located on portion of **4979 West Taft Road, Tax Map No. 107.-20-01.1**, consisting of +/- 1.269 acres of land. Property is currently split zoned; application is intended to make the zoning of the parcel consistent throughout. Motion was seconded by Councilor Magaro-Dolan.

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

APPOINTMENT – Deputy Tax Receiver:

Councilor Magaro-Dolan moved the adoption of a resolution appointing **Molly Thorn** as **Deputy Tax Receiver**, filling the unexpired term of Robin Joss. Said term to expire **December 31, 2025**. Motion was seconded by Councilor Young.

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

APPOINTMENT – Member of the Zoning Board of Appeals:

NO ACTION

APPOINTMENT – Member of the Zoning Board of Appeals (alternate):

NO ACTION

LEASE AGREEMENT - Liverpool Central School District:

Councilor Pleskach moved the adoption of a resolution authorizing the Supervisor to execute a **LEASE AGREEMENT** between the **LIVERPOOL CENTRAL SCHOOL DISTRICT** and the **TOWN OF CLAY** with regards to the use of the schools' facilities for the Town's Athletic Sports Programs for the current year, which shall extend from June 3, 2025, to August 14, 2025, at a cost not to exceed \$3,554.00. Motion was seconded by Councilor Magaro-Dolan.

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

BID AWARD - Phase II General Contracting Services - New Green Education Center:

Deputy Supervisor Bick moved the adoption of a resolution awarding the bid for the Town of Clay **Phase II** General Contracting Services for the New Green Education Center project, located at **9604 Black Creek Road, Brewerton, New York**. Further, authorize the Supervisor to execute a contract with **S.J. THOMAS CO. INC**, the lowest responsible bidder, in the amount of **\$452,723.00**. General Contracting Services shall include plumbing, flooring, mechanical systems, sheetrock installation, decking, siding, gutter installation, and electrical services, in accordance with the design documents prepared for the facility. The Supervisor is further authorized to execute any and all contracts and documents necessary to complete this transaction. Motion was seconded by Councilor Pleskach.

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

BID Advertisement - New Roof for the Town of Clay Highway Department:

Councilor Magaro-Dolan moved the adoption of a resolution authorizing the advertisement of bids for a New Roof for the Town of Clay Highway Department offices located at 4483 State Route 31, Clay, New York in the Town of Clay. Said bids

to be received at the Town of Clay Town Clerk's Office located at 4401 State Route 31, Clay, New York, until **2:00 p.m. (local time) on July 16, 2025**, and then at said time publicly opened and read aloud. Specification and drawings may be obtained from Syracuse Blueprint Co., Inc., 825 E. Genesee St. Syracuse, NY, or online at <https://www.syracuseblueprintplanroom.com> or emailing info@syracuseblueprint.com. The owner reserves the right to waive any informality or to reject any or all bids. Motion was seconded by Councilor Wisnowski.

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

ARPA FUNDS – AUTHORIZE TRANSFER OF FUNDS:

Deputy Supervisor Bick moved the adoption of a resolution authorizing the Supervisor to transfer **American Rescue Plan Act (ARPA)** obligated funding in the amount of **\$112,437.50** to the General Capital Fund for the Town Hall Boiler Replacement Project and transfer obligated funding in the amount of **\$149,805.00** to the General Capital Fund for the Installation of Field Lights at Clay Park North. Motion was seconded by Councilor Pleskach.

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

ARPA FUNDS – AUTHORIZE TRANSFER OF FUNDS:

Deputy Supervisor Bick moved the adoption of a resolution authorizing the Supervisor to transfer **American Rescue Plan Act (ARPA)** Interest Funds in the amount of **\$11,052.38** to the General Capital Fund for the Town Hall Roof Installation Project and transfer funds in the amount of **\$22,498.91** to the General Capital Fund for the Town Hall HVAC Review and transfer funding in the amount of **\$49,900.19** to the to the General Capital Fund for the Town Land Use Study and transfer funding in the amount of **\$5,130.00** to the to the General Capital Fund for Town Hall Improvements and transfer funding in the amount of **\$59,705.82** to the to the General Capital Fund for the Clay Park Central Restroom Project and transfer funding in the amount of **\$148,795.00** to the General Capital Fund for the Installation of Field Lights at Clay Park Central. Motion was seconded by Councilor Capria.

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

TOWN of CLAY BROWNFIELD OPPORTUNITY AREA (BOA)(extension):

Councilor Young moved the adoption of a resolution authorizing an extension of Contract #C1001677 – Town of Clay Brownfield Opportunity Area (BOA) Pre-Development Project – 3 Rivers Point, through April 30, 2026, and authorizing the Supervisor to execute any and all necessary documents. The contract, in the amount of \$220,900.00, is funded through a grant from the New York State Department of State. Motion was seconded by Councilor Pleskach.

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

Adjournment:

The meeting was adjourned at 8:21 P.M. upon motion by Councilor Young and seconded by Councilor Magaro-Dolan.

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


Jim Hageman-Clark RMC / Town Clerk