

**AGENDA**  
**TOWN BOARD MEETING**  
**TOWN OF CLAY**  
**June 15, 2026**

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of June 1, 2026, Regular Town Board Meeting.
4. Correspondence.
5. Cancellations and/or requested adjournments.
  
6. **(7:35 P.M.)** Public hearing to consider the application of Town Board Case #1243: **NEXAMP, INC, d/b/a WETZEL STORAGE, LLC.**, for a Utility Substation Special Permit pursuant to Section 230-27 I.(2)(e)[1][a] - Utility Substation and Section 230-27 I.(2)(e)[1][i] - Other public utility uses, to allow for a proposed battery energy storage system (BESS) utilizing Tesla Megapack batteries and an interconnection to the National Grid distribution system on property located at **4664 Wetzel Road, Tax Map No. 087.-01-12.0**, consisting of +/- .92 acres of land. The property is located in the I-1 Industrial 1 District. *(Adjourned from the 02/02/2026 Town Board Meeting and referred to the Planning Board; Adjourned from the 03/02/2026 Town Board meeting per applicant request; Adjourned from the 03/16/2026 & 05/18/2026 Town Board meeting)*
  
7. **(7:38 P.M.)** Public hearing to consider the application of Town Board Case #1244: **NEXAMP, INC, d/b/a LONG BRANCH STORAGE, LLC.**, for a Utility Substation Special Permit pursuant to Section 230-27 I.(2)(e)[1][a] - Utility Substation and Section 230-27 I.(2)(e)[1][i] - Other public utility uses, to allow for a proposed battery energy storage system (BESS) utilizing Tesla Megapack batteries and an interconnection to the National Grid distribution system on property located on **Long Branch Road, Tax Map No. 104.-02-09.1**, consisting of +/- .78 acres of land. The property is located in the RC-1 Regional Commercial District. *(Adjourned from the 02/02/2026 Town Board Meeting and referred to the Planning Board; Adjourned from the 03/02/2026 Town Board meeting per applicant request; Adjourned from the 03/16/2026 & 05/18/2026 Town Board meeting)*

8. **(7:41 P.M.)** Public hearing to consider the application of Town Board Case #1245: **CARSON POWER, LLC.**, for a Utility Substation Special Permit pursuant to Section 230-27 I.(2)(e)[1][a] - Utility Substation and Section 230-27 I.(2)(e)[1][i] - Other public utility uses, to allow for a proposed battery energy storage system (BESS) utilizing twelve (12) units on property located at 7846 & 7850 Goguen Drive, **Tax Map Nos. 087.-01-53.0 and 087.-01-08.2**, consisting of +/- .2.65 acres of land. The property is located in the I-1 Industrial 1 District. *(Adjourned from the 02/02/2026 Town Board Meeting and referred to the Planning Board; Adjourned from the 03/02/2026 Town Board meeting per applicant request; Adjourned from the 03/16/2026 & 05/18/2026 Town Board meeting)*
  
9. **(7:44 P.M.)** Public hearing to consider Town Board Case #1251: **THE RESERVE AT CLAY** for a Zone Change from RA-100 Residential Agricultural District to R-7.5 One-Family Residential to allow for future development of approximately 61 single-family residential lots on land located at **8201 Lawton Road and vacant lands Westerly, Tax Map Nos. 077.-26-01.1 and 077.-26-04**, consisting of +/- 20.18 acres of land. *(Adjourned from the 05/18/2026 Town Board meeting)*
  
10. **(7:47 P.M.)** Public hearing to consider Town Board Case #1258: **CNY PULMONARY AND SLEEP MEDICINE** for a Special Permit pursuant to Section 230-15 B.(2)(e)[3] – Medical Office, to allow for a medical office on property located at **5232 Witz Drive, Tax Map No. 112.-06-13.5**, consisting of +/- 2 acres of land. The property is located in the O-2 Office District.
  
11. **(7:50 P.M.)** Public hearing to consider a Petition for a lighting district within the Town of Clay to be known as **“MICHAEL’S FARM LIGHTING DISTRICT NO.1”**.
  
12. **(7:53 P.M.)** Public hearing to consider a Petition for a drainage district within the Town of Clay to be known as **“MICHAEL’S FARM DRAINAGE DISTRICT CONTRACT NO. 1”**.
  
13. **(7:56 P.M.)** Public hearing to consider a Petition for a sewer district within the Town of Clay to be known as **“MICHAEL’S FARM SEWER DISTRICT CONTRACT NO. 1”**.
  
14. **(7:59 P.M.)** Public hearing to consider a Petition for a water supply district within the Town of Clay to be known as **“MICHAEL’S FARM WATER DISTRICT CONTRACT NO. 1”**.

15. **(8:02 P.M.)** Public hearing to consider proposed **LOCAL LAW NO. 6 OF THE YEAR 2026**, for the adoption of a Temporary Moratorium prohibiting any zone change or special permit applications related to the establishment of large-scale data centers, artificial intelligence (“AI”) computing facilities, cryptocurrency mining operations, and similar high-intensity computing uses and complexes in the Town of Clay pending a study on the subject and the potential adoption of a new Local Law governing related applications. The proposed moratorium may be in effect for up to twelve months from the time of adoption.
16. Move the adoption of a resolution pursuant to the written recommendation of the Town Engineer, authorizing and approving the release of Maintenance Guarantee securities from \$18,000 to \$0 for **Harke Farms Sewer District, Contract No. 1** to the developer COR VerPlank Road Company, LLC.
17. Move the adoption of a resolution pursuant to the written recommendation of the Town Engineer, authorizing and approving the release of Maintenance Guarantee securities from \$3,000 to \$0 for **Harke Farms Drainage District, Contract No. 1** to the developer COR VerPlank Road Company, LLC.
18. Move the adoption of a resolution for an **Easement & Road to be abandoned**; Part of Lot No. 1A; Riviera Shores Amended and Part of Riviera Drive; Part of Subdivision 1 Part of Farm Lot No. 1 Town of Clay all as shown on a Map prepared by Ianuzi & Romans Land Surveying, P.C., dated **March 24, 2026**.
19. Move the adoption of a resolution accepting a **Proposed Drainage Easement**; Part of Lot No. 1A; Riviera Shores Amended and Part of Riviera Drive; Part of Subdivision 1 Part of Farm Lot No. 1 Town of Clay all as shown on a Map prepared by Ianuzi & Romans Land Surveying, P.C., titled “Proposed Drainage Easement Riviera Shores Amended and Additional Land Part of Subdivision 1” dated **March 24, 2026**.
20. Move the adoption of a resolution authorizing and approving the issuance of a Limited License letter on behalf of the Town of Clay for property located at **4019 Plum Yew Circle, Tax Map No. 055.-06-87.0**.

21. Move the adoption of a resolution appointing \_\_\_\_\_ as member of the Zoning Board of Appeals, filling the unexpired term of Mary Lou DesRosier. Said term to expire **December 31, 2030.**
  
22. Move the adoption of a resolution appointing \_\_\_\_\_ as alternate member of the Zoning Board of Appeals, filling the unexpired term of Michael Becker. Said term to expire **December 31, 2026.**
  
23. Move the adoption of a resolution that the Town of Clay having conducted public hearings to consider the construction and acquisition of sewer, drainage water supply and lighting facilities located within the **THE FARMSTEAD SUBDIVISION SECTION NO. 8**, (The Farmstead Sewer District, Contract No. 1, The Farmstead Drainage District, Contract No. 1, The Farmstead Lighting District, Contract No.1) and the construction of said facilities having been completed in accordance with the Plans and Specifications thereof; The Town Engineers having certified that the facilities have been satisfactorily completed and that the developer post the following security as shown under correspondence by the Town Engineers' under date of June 12, 2026: **Maintenance Guarantee - \$11,624 (\$6,132 Sewer and \$5,492 Drainage); Overland Drainage - \$25,000; Highway - \$65,960; Monument Deposit - \$1,800; Parkland Contributions - \$12,000**; and any other unpaid fees that may be owed by the Town of Clay for engineering, legal and/or administrative fees; and further contingent upon the developer having complied with all the requirements set forth in an Agreement between the Town of Clay and **MAPLE ROAD ASSOCIATES, INC.**, that the Town accept title to such facilities.
  
24. Move the adoption of a resolution accepting easements for sewer and drainage facilities and streets located within **THE FARMSTEAD SUBDIVISION SECTION NO. 8**, (The Farmstead Sewer District, Contract No. 1 and The Farmstead Drainage District, Contract No. 1) all as shown on a Final Plan prepared by Ianuzi & Romans Land Surveying, P.C., dated **August 21, 2025, last revised June 3, 2026.**
  
25. Move the adoption of a resolution accepting a Warranty Deed, Dedication, Application and Release of damages for the roads in Section Four (8) located within **THE FARMSTEAD SUBDIVISION SECTION NO. 8**; from **MAPLE ROAD ASSOCIATES, INC.**, (Mediator Way, Lepinske Farm Place and Cooper Trade Place all having Permeable Shoulders).