

draft

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on March 16, 2026, at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
Joseph Bick	Deputy Supervisor/Councilor
Eugene Young	Councilor
David Capria	Councilor
Edward Wisnowski	Councilor
Ryan Russell	Councilor
Courtney Gauthier	Councilor
Jill Hageman-Clark	Town Clerk
Robert Germain	Town Attorney
Ron DeTota	Town Engineer
Brian Bender	Commissioner Planning & Development

ABSENT:

None

OTHERS PRESENT:

James Muscatello, Recreation Commissioner; Michelle Borton, Planning Chair, Russ Mitchell, & Hal Henty, Planning Board Members. Mike Redhead, Fire Marshall and Mike Brown, Code Enforcement.

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 2, 2026 Regular Town Board Meeting. Motion was seconded by Councilor Young.

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

CORRESPONDENCE:

Liverpool Central School District Presentation

Liverpool Superintendent Chapman began by giving a brief overview of the proposed 2026 LCSD Budget. He explained there is a 17-million-dollar deficit; they are covering it with money from fund balance reserves.

Superintendent Chapman gave a brief PowerPoint outlining the strategic plan, adding they meet monthly.

The budget has increased 26% since 2017 with wages projected at \$98,000,000.00. The insurance has increased by \$8,000,000.00 (they are self-insured). There are 175 new employees since 2015, and enrollment has gone down by 525 students in the same timeframe. LCSD has exceeded their budget since the 2024-2025 school year.

A pie chart showed that 49% of the money coming in comes from Real Property Taxes collected. The next largest amount comes from the state.

Supervisor Ulatowski asked if improvements were made in 2024-2025 school year. There were improvements to the high school kitchen and the elementary school parking lots.

Councilor Capria asked if any other school districts are in the same boat.

Councilor Bick asked if the school districts, like the municipalities, are subject to the 2% tax cap. Mr. Chapman said they are, and the voters get to weigh in.

The residents will have the opportunity to vote on the 2026-2027 Budget as well as propositions regarding transportation and the Liverpool Library, on May 19, 2026 from 6-9PM at the District Office 195 Blackberry Road.

REQUESTS for ADJOURNMENTS:

Town Board Case #1243: NEXAMP, INC, d/b/a WETZEL STORAGE, LLC., will not be heard

Town Board Case #1244: NEXAMP, INC, d/b/a WETZEL STORAGE, LLC., will not be heard

Town Board Case #1245: CARSON POWER, LLC., will not be heard

REGULAR MEETING

ZONE CHANGE (SEQR) TOWN Board Case # 1240 – SUMMIT FEDERAL CREDIT UNION, TAFT ROAD BRANCH:

Councilor Bick moved the adoption of a resolution that the application of Town Board Case #1240: **THE SUMMIT FEDERAL CREDIT UNION, TAFT ROAD BRANCH**, for a Zone Change from O-1 Neighborhood Office District to O-2 Office District to allow for demolition of an existing office building and construction of a new Credit Union on property located at **4955 West Taft Road, Tax Map Nos. 107.-14-26.1 and 107.-14-27.1**, consisting of +/-1.07 acres of land, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project **will not** have a significant effect on the environment and therefore **does not** require the preparation of an EIS. Motion was seconded by Councilor Young.

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

ZONE CHANGE (A) TOWN Board Case # 1240 – SUMMIT FEDERAL CREDIT UNION, TAFT ROAD BRANCH:

Councilor Bick moved the adoption of a resolution **approving** Town Board Case #1240: **THE SUMMIT FEDERAL CREDIT UNION, TAFT ROAD BRANCH**, for a Zone Change from O-1 Neighborhood Office District to O-2 Office District to allow for demolition of an existing office building and construction of a new Credit Union on property located at **4955 West Taft Road, Tax Map Nos. 107.-14-26.1 and 107.-14-27.1**, consisting of +/-1.07 acres of land. Motion was seconded by Councilor Capria.

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

SPECIAL PERMIT (SEQR) TOWN Board Case # 1242 – SUMMIT FEDERAL CREDIT UNION:

Councilor Bick moved the adoption of a resolution that the application of Town Board Case #1242: **THE SUMMIT FEDERAL CREDIT UNION**, for a Special Permit pursuant to Section 230-15 B.(2)(e)[2] – Uses Allowed: Bank/Credit Union, to allow for use of a Credit Union on property located at **4955 West Taft Road, Tax Map Nos. 107.-14.26.1 and 107.-14-27.1**, consisting of +/- 1.07 acres of land. The property is **tentatively** (*with approval of Town Board Case #1240*) in the O-2 Office District, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project **may not** have a significant effect on the environment and therefore **does not** require the preparation of an EIS. Motion was seconded by Councilor Capria.

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

SPECIAL PERMIT (A) TOWN Board Case # 1242 – SUMMIT FEDERAL CREDIT UNION:

Councilor Bick moved the adoption of a resolution **approving** Town Board Case #1242: **THE SUMMIT FEDERAL CREDIT UNION**, for a Special Permit pursuant to Section 230-15 B.(2)(e)[2] – Uses Allowed: Bank/Credit Union, to allow for use of a Credit Union on property located at **4955 West Taft Road, Tax Map Nos. 107.-14.26.1 and 107.-14-27.1**, consisting of +/- 1.07 acres of land. The property is **tentatively** (*with approval of Town Board Case #1240*) in the O-2 Office District. Motion was seconded by Councilor Capria.

Ayes – 7 and Noes – 0. *Motion carried.*
Councilor Young left the meeting.

SPECIAL PERMIT (SEQR) TOWN Board Case # 1241 – SUMMIT FEDERAL CREDIT UNION:

Councilor Bick moved the adoption of a resolution that the application of Town Board Case #1241: **THE SUMMIT FEDERAL CREDIT UNION**, for a Special Permit pursuant to Section 230-15 B.(2)(e)[4] – Uses Allowed: Drive-In Service, to allow for construction of a Credit Union with drive-thru service on property located at **4955 West Taft Road, Tax Map Nos. 107.-14.26.1 and 107.-14-27.1**, consisting of +/- 1.07 acres of land. The property is **tentatively**

(with approval of Town Board Case #1240) in the O-2 Office District, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project **may not** have a significant effect on the environment and therefore **does not** require the preparation of an EIS. Motion was seconded by Councilor Capria.

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

SPECIAL PERMIT (A) TOWN Board Case # 1241 – SUMMIT FEDERAL CREDIT UNION:

Councilor moved the adoption of a resolution **approving** Town Board Case #1241: **THE SUMMIT FEDERAL CREDIT UNION**, for a Special Permit pursuant to Section 230-15 B.(2)(e)[4] – Uses Allowed: Drive-In Service, to allow for construction of a Credit Union with drive-thru service on property located at **4955 West Taft Road, Tax Map Nos. 107.-14.26.1 and 107.-14-27.1**, consisting of +/- 1.07 acres of land. The property is **tentatively** *(with approval of Town Board Case #1240)* in the O-2 Office District. Motion was seconded by Councilor Capria.

Ayes – 6 and Noes – 0. *Motion carried. Councilor Young returned to the meeting.*

LOCAL LAW No. 1 of the Year 2026 (PH) - Chapter 105 entitled “Fees,” Section 4:

A public hearing to consider proposed **LOCAL LAW NO. 1 OF THE YEAR 2026**, amending the Code of the Town of Clay, **Chapter 105** entitled “Fees,” **Section 4**, Schedule of Fees; **Paragraph B**. Additional Fees; adding sub paragraph (4) entitled “Recreation Department” as follows: was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Item/Subject Matter	Fee
Program Fee	5% of total income collected
Athletic Field/Court Rental	Not for Profit, \$15/hour For Profit, \$30/hour
Gazebo Rental	\$15/day
Pavilion Rental	\$25/day

James Muscatello, Commissioner of Recreation, stated the minimal fee structure is put in place to keep some accountability for the parks. He continued that the minimal fee charged by the Town is significantly lower than neighboring municipalities. The Town Clerk confirmed this.

Councilor Capria said he agrees with Commissioner Muscatello completely.

A resident said the Town should do something about the wasp and yellow jackets at Clay Park Central. He added, he takes his two year old child there and is concerned about her getting stung. The Clerk asked if he had called the highway department, as they will spray if they are aware of the problem.

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

LOCAL LAW No. 2 of the Year 2026 (PH) – (to amend) LOCAL LAW 3 of the Year 2025,” Section 154-4 H correct to 152.4 H:

A public hearing to consider proposed **LOCAL LAW NO. 2 OF THE YEAR 2026**, amending Section 152-4 H. – Prohibited Noises, to add: Noise from construction and demolition activity in Industrial 2 (I-2) Districts is exempt from this section, and this section does not apply to activity in Industrial 2 (I-2) zones. Previous Local Law No. 3 of the year 2024, was inadvertently passed under Section 154-4 H., which does not exist. **Proposed Local Law No. 2 of the year 2026 is only to change Section 154-4 H. to Section 152-4 H**, was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Councilor Young asked if the purpose of this local law is to correct the clerical error made when the amendment was made to the code in 2024. It is.

Shelly Hotaling asked if they were making any provisions such as sound barriers for the protection of the nearby residents. No one knew what OCIDA has planned.

Jay Riorden said he is a Cicero resident but lived in Clay until Micron bought his property. He added, it is heartbreaking to see his family home demolished. He implored the Town to keep regional projects here, concluding the residents have sacrificed a lot for Micron.

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

LOCAL LAW No. 3 of the Year 2026 (PH) – Section 230-16/230-27:

A public hearing to consider proposed **LOCAL LAW NO. 3 OF THE YEAR 2026**, to amend Town Code, Section 230-16 - Commercial Districts, B. HC-1 Highway Commercial (b)(2) Uses Allowed: item (6) Shopping Center, to add the requirement of the issuance of a Special Permit from the Town Board pursuant to Town Code Section 230-27 (Special Permit Review) for the following use within a Shopping Center: (e)[15] Gasoline Service Station, was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Robert Germain, Legal Counsel for the Town, explained that the Planning Department has come up against this issue. This Local Law will serve to clarify the code as well as keeping it consistent across the board. An applicant will only be allowed to offer gasoline services in the HC-1 district **with a Special Permit from the Town Board**. Councilor Young said it will also serve to look at it more carefully.

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

COMMUNITY DEVELOPMENT FUNDS, 2026 (PH):

A public hearing to solicit from Town of Clay residents their comments and input regarding 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 **2026** was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Supervisor Ulatowski explained that each year the town is allotted funding in the amount of \$50,000.00 for improvements to lower income neighborhoods in the Town of Clay

SPECIAL PERMIT (PH) TOWN Board Case # 1243 - NEXAMP, INC, d/b/a WETZEL ROAD STORAGE, LLC:

Councilor Bick moved the adoption of a resolution **adjourning** the public hearing to **May 18, 2026 at 7:35 PM**. Motion was seconded by Councilor

Capria.

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

SPECIAL PERMIT (PH) TOWN Board Case # 1244 - NEXAMP, INC, d/b/a LONG BRANCH STORAGE, LLC:

Councilor Bick moved the adoption of a resolution **adjourning** the public hearing to **May 18, 2026 at 7:38 PM**. Motion was seconded by Councilor Capria.

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

SPECIAL PERMIT (PH) TOWN Board Case # 1245 - CARSON POWER, LLC:

Councilor Bick moved the adoption of a resolution **adjourning** the public hearing to **May 18, 2026 at 7:41 PM**. Motion was seconded by Councilor Capria.

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

Sanitary Sewer Connection – Gelsomin Family LP:

Councilor Capria moved the adoption of a resolution approving and authorizing a **sanitary sewer connection**, pursuant to the written request of **Gelsomin Family LP** (property owner), to the existing **Allen Road Sewer District**, for servicing their property located at **904 Allen Road, Tax Map No. 109.-01-14.2**. The cost of construction will be at no cost to the Town of Clay. The property owner agrees to pay all costs (Town and private) associated with the sanitary sewer connection as well as the Town of Clay Operation and Maintenance charges as annually assessed and the County Sanitary District charges. The property owner further agrees to pay all annual Town and County charges thereafter. (*Check received on 02/26/2026 for engineering, legal and administrative fees from Gelsomin Family LP, as requested by C&S Engineers*). Motion was seconded by Councilor Bick.

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

Sanitary Sewer Connection – August & Eileen Fadden:

Councilor Wisnowski moved the adoption of a resolution approving and authorizing a **sanitary sewer connection**, pursuant to the written request

of **August & Eileen Fadden** (property owners) to the existing **Elmcrest Sewer District**, for servicing their property located at **4085 Elmcrest Road, Tax Map No. 093.-03-48.0**. The cost of construction will be at no cost to the

Town of Clay. The property owner agrees to pay all costs (Town and private) associated with the sanitary sewer connection as well as the Town of Clay Operation and Maintenance charges as annually assessed and the County Sanitary District charges. The property owner further agrees to pay all annual Town and County charges thereafter. *(Check received on 03/02/2026 for engineering, legal and administrative fees from August Fadden, as requested by C&S Engineers)*. Motion was seconded by Councilor Young.

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

ZONE CHANGE (CPH) TOWN Board Case # 1246 – SWEETHEART CORNER REDEVELOPMENT:

Councilor Russell moved the adoption of a resolution calling a public hearing on **April 6, 2026**, commencing at **7:35 P.M.**, local time, to consider Town Board Case #1246: **SWEETHEART CORNER REDEVELOPMENT** for a Zone Change from R-10 One-Family Residential District to RC-1 Regional Commercial District to allow for proposed construction of two commercial structures on property located at **102 ½ Wally Road, Tax Map No. 117.-10-26.0** consisting of +/- .35 acres of land. Motion was seconded by Councilor Young.

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

LOCAL LAW No. 4 of the Year 2026 (CPH) – Temporary Moratorium:

Councilor Capria moved the adoption of a resolution calling a public hearing on **April 6, 2026**, commencing at **7:38 P.M.**, local time, to consider proposed **LOCAL LAW NO. 4 OF THE YEAR 2026**, for the adoption of a Temporary Moratorium for all applications/approvals related to battery storage systems for solar projects in Clay pending a study on the subject and the potential adoption of a new Local Law governing related applications. Motion was seconded by Councilor Young.

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

Release of Securities (100%) – FARMSTEAD SUBDIVISION SECTIONS 5 & 6:

Councilor Wisnowski moved the adoption of a resolution pursuant to the written recommendation of the Superintendent of Highway, approving and authorizing the release of **100%** of the original amount posted for Highway

Construction Guarantee by The Bragman Companies for the **Farmstead Subdivision, Sections 5 & 6** (Weller Hall Place, 1177' lf; Alice's Kitchen Place, 587' lf; Lepinske Farm Place, 1050' lf). The roads have been completed in accordance with Town Highway Specifications and are officially accepted into the Town of Clay Highway inventory. Motion was seconded by Councilor Young.

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

Grant Funding – THREE RIVERS PARK IMPROVEMENT PROJECT:

Councilor Gauthier moved the adoption of a resolution approving and authorizing the Supervisor to execute any and all documents necessary to accept and administer grant funding through the **New York State Canal Corporation Canalway Grant Program** for a Three Rivers Park Improvement Project in the amount of \$149,578. This grant was awarded through Round 15 of the New York State Regional Economic Development Council Initiative (REDC). Motion was seconded by Councilor Bick.

Supervisor Ulatowski said this is one of two grants obtained by the Town of Clay, for Three Rivers. The projects will include a boat launch and shore revitalization. The other grant is just over a million dollars.

Councilor Young asked if the Town needs to match funds. The Supervisor said yes, however the grant form one can be used to match the other. He continued that the benefit to the Town for amenities is at no cost to the taxpayers. Councilor Capria said they should work on the shoreline first.

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

Maintenance and Indemnity Agreement (A) - MICRON NEW YORK SEMICONDUCTOR MANUFACTURING LLC:

Councilor Bick moved the adoption of a resolution **approving** a Maintenance and Indemnity Agreement between **MICRON NEW YORK**

SEMICONDUCTOR MANUFACTURING LLC., and the **TOWN OF CLAY** with respect to Burnett Road and further authorizing the Supervisor to execute necessary documents, therefore. Motion was seconded by Councilor Capria.

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

LOCAL LAW No. 1 of the Year 2026 (PH) - Chapter 105 entitled “Fees,” Section 4:

Councilor Russell moved the adoption of a resolution **approving LOCAL LAW NO. 1 OF THE YEAR 2026**, amending the Code of the Town of Clay, **Chapter 105** entitled “Fees,” **Section 4**, Schedule of Fees; **Paragraph B**. Additional Fees; adding sub paragraph (4) entitled “Recreation Department” as follows:

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Gazebo Rental	\$15/day
Pavilion Rental	\$25/day

Motion was seconded by Councilor Wisnowski.

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

Adjournment:

The meeting was adjourned at 8:30 P.M. upon motion by Councilor Young and seconded by Councilor Bick.

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

Jill Hageman-Clark RMC / Town Clerk