

AGENDA
TOWN BOARD MEETING
TOWN OF CLAY
July 20, 2026

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of July 7, 2026, Special Town Board Meeting.
4. Correspondence – **e-Bike briefing with Onondaga County Sheriff's Office**
5. Cancellations and/or requested adjournments.
6. **(7:35 P.M.)** Public hearing to consider the application of Town Board Case #1257: **AT&T MOBILITY** for a Utility Substation Special Permit pursuant to Section 230-27 I.(2)(e)[1][g] – Utility Substation; Communication towers, radio and television towers, relay stations, or transmitting or booster antennas, to allow for installation and operations of an antenna and associated equipment cabinets and generator for AT&T's telecommunications network on property located at **7200 Henry Clay Blvd, Tax Map No. 106.-04-07.2**, consisting of +/- 3.61 acres of land. The property is located in the GOV-RA-100 District. *(the Planning Board acted on the referral at their June 10th hearing and found no concerns with the request & adjourned from the 06/15/2026 Town Board meeting)*
7. **(7:38 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 & 06/15/2026 Town Board meeting))* ***APPLICANT REQUESTED CONTINUATION OF PERMIT REVIEW VIA E-MAIL RECEIVED 07/13/2026**

8. **(7:41 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 & 06/15/2026 Town Board meeting)* ***APPLICANT REQUESTED TO BE ADJOURNED TO A FUTURE MEETING VIA E-MAIL RECEIVED 07/13/2026**
9. **(7:44 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 & 06/15/2026 Town Board meeting)*
10. Move the adoption of a resolution calling a public hearing on **August 17, 2026**, commencing at **7:35 P.M.**, local time, to consider Town Board Case #1260: **SAND HILL ACRES** for a Zone Change from RA-100 Residential Agricultural District to R-APT to Residential Apartment District to allow for future development of multi-family apartment buildings on property located at **Henry Clay Boulevard, Tax Map No. 062.-01-08.0**, consisting of +/- 17.54 acres of land.
11. Move the adoption of a resolution approving and authorizing a sanitary sewer connection, pursuant to the written request of **CALOCERINOS ENGINEERING, PLLC.**, (property owner), to the existing Summerwood Sewer District, Contract No. 1 – Lateral, for servicing property located at **4793 Buckley Road, Tax Map No. 088.-01-13.1**. The Town of Clay will bear no construction expenses for the project. 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 06/16/2026 for engineering, legal and administrative fees from Calocerinos Engineering, PLLC., as requested by C&S Engineers).*

12. Move the adoption of a resolution authorizing the Town of Clay to submit a grant application to the **Empire State Development Strategic Planning and Feasibility Studies Program** for funding to prepare a **Town of Clay Parks and Recreation Master Plan**, and to accept any grant funds awarded for that purpose.
13. Move the adoption of a resolution (approving/denying) the extension of a public sanitary sewer main and storm drainage system within the Town of Clay to be designated and known as “**MICHAEL’S FARM SEWER DISTRICT, CONTRACT NO. 1**” and “**MICHAEL’S FARM DRAINAGE DISTRICT, CONTRACT NO.1**” respectively.
14. Move the adoption of a resolution that it (is/is not) in the public interest that the Town of Clay approve the construction and acquire the public facilities located within “**MICHAEL’S FARM DRAINAGE DISTRICT, CONTRACT NO.1**” and “**MICHAEL’S FARM SEWER DISTRICT CONTRACT NO.1**” and in accordance with the terms and conditions of a certain Agreement to be entered into between the Town of Clay and **LOK DEVELOPMENT, LLC**, for the construction and acquisition of said facilities.
15. Move the adoption of a resolution approving the Contract Documents **for Michael’s Farm Subdivision** (Michael’s Farm Sewer District Contract No.1 and Michaels Farm Drainage District Contract No. 1) and authorizing the Supervisor to execute the necessary forms, therefore.
16. Move the adoption of a resolution establishing Chapter 210 of the Code of the Town of Clay for the codification of Local Law No. 7 of the year 2026, entitled “Large-Scale Development Permit and Community Host Agreement Authorization Law”

WHEREAS, the Town Board of the Town of Clay duly adopted Local Law No. 7 of the year 2026 at a Special Town Board Meeting on July 7, 2026, by a vote of six to zero; and

WHEREAS, for purposes of codification and implementation of Local Law No. 7 of the year 2026, a new Chapter 210 of the Town Code shall be established and designated as the "Large-Scale Development Permit and Community Host Agreement Authorization Law"; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Clay hereby acknowledges the need to establish Chapter 210 of the Code of the Town of Clay, to be entitled the "Large-Scale Development Permit and Community Host Agreement Authorization Law," for the purpose of codifying the provisions of Local Law No. 7 of the year 2026.

17. Move the adoption of a resolution calling a public hearing on **August 17, 2026**, commencing at **7:38 P.M.**, local time, for **LOCAL LAW NO. 8 OF THE YEAR 2026**, to consider an amendment to Section 230-16(A)(2) of the Town of Clay Zoning Ordinance to permit indoor & outdoor concerts as allowed uses within the Neighborhood Commercial (NC-1) Zoning District.

WHEREAS, the Town Board recognizes that periodically amending the Zoning Ordinance to address evolving community needs and recreational opportunities serves the public interest and promotes the appropriate use of land within the Town of Clay; and

WHEREAS, the purpose of the public hearing is to consider the appropriateness of permitting indoor & outdoor concerts as an allowed use within the Neighborhood Commercial (NC-1) Zoning District through the addition of subsection (f) to Section 230-16(A)(2) of the Town of Clay Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Clay shall hold a public hearing on August 17, 2026, at 7:38 P.M., to receive public comment and consider a proposed amendment to Section 230-16(A)(2) of the Town of Clay Zoning Ordinance to permit indoor & outdoor concerts as an allowed use within the Neighborhood Commercial (NC-1) Zoning District.

18. 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**.