

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on September 21, 2026, at 7:30 P.M., there were:

PRESENT:

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
Brian Bender	Commissioner Planning & Development
Robert Germain	Town Attorney
Ron DeTota	Town Engineer

ABSENT:

None

OTHERS PRESENT:

Hal Henty and Paul Graves, Planning Board Members Mike Redhead, Fire Inspector.

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 Capria made a motion to approve the minutes of the September 9, 2026 Regular Town Board Meeting. Motion was seconded by Councilor Russell.

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

CORRESPONDENCE:

Deputy Supervisor Bick asked if anyone wanted to address the Board on anything not on the agenda.

Mark Goettel from Moyers Corners Fire Department asked if there was an update on the request to increase the benefit and lower the retirement age for the Length of Service Award (LOSAP) for the fire department. Deputy Supervisor Bick said we

are in the process of budget meetings and this will be researched at that time. Mr. Goettle asked if the Town has gotten the new quotes for the increase. The Town Clerk said that we have, and they have been submitted as part of the budget process. Deputy Supervisor agreed, adding that we have already paid for the quotes as well and will be assessed as part of the budget.

REQUESTS for ADJOURNMENTS:

There were no requests for adjournments.

REGULAR MEETING

LOCAL LAW NO. 8 OF THE YEAR 2026 f/k/a Local Law No. 9 of the Year 2026 – (A) (Amending) Section 197-3B:

Councilor Capria moved the adoption of a resolution **approving LOCAL LAW NO. 8 OF THE YEAR 2026** (f/k/a Local Law No. 9 of the year 2026), amending Town Code Section 197-3 B., adding the word “snow blow,” and “roof rake” and removing the word “driveway,” and replacing it with the word “property.” Section shall read as follows:

“No person shall plow, **snow blow**, shovel, **roof rake** or pile snow from a private or public **property** in such a manner as to deposit the same in the Public roadway or on a Public right-of-way or sidewalk or across the street from said **property** or onto the property of another without that person's consent.”

Motion was seconded by Councilor Russell.

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

ZONE CHANGE (PH) Town Board Case # 1260 – SAND HILL ACRES:

A public hearing 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. (*Referred to Planning Board and adjourned from the 08/17/2026 Town Board meeting. Received favorable recommendation from Planning Board*) was opened by the Deputy Supervisor.

Steve Calocerinos of Calocerinos Engineering presented this application. He began by giving a brief overview of what was discussed at the last meeting. The applicant is proposing a 40-unit apartment complex consisting of 5 two-story buildings. A traffic study was conducted as directed by the Onondaga County Planning. In addition, they are working with the Army Cor of Engineers to address the crossing of the wetlands.

Councilor Gauthier asked if they have spoken to the fire department regarding one ingress/egress. Mr. Calocerinos said they have not. Councilor Gauthier asked if the entrance road will be standard width. Mr. Calocerinos said he believes it will but could adjust the plan. He continued that there is enough room for fire equipment to turn around. Councilor Gauthier continued by asking about the water and what had been decided regarding a break between Newbury and the proposed complex. Mr. Calocerinos said OCWA will be the one to decide what to do about that.

Councilor Capria asked if they plan to request a PILOT (payment in lieu of taxes). Mr. Calocerinos said they are not eligible for a PILOT but can apply for a tax break.

A resident at 8383 Henry Clay Boulevard said that her property is on well water and thinks every resident should be allowed to connect to the water line from OCWA. She added, currently traffic is an issue and it is difficult to get out of the driveway.

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

SPECIAL PERMIT (PH) TOWN BAORD CASE # 1264 -MATTHEWS AUTO GROUP:

A public hearing to consider Town Board Case #1264: **MATTHEWS AUTO GROUP** for a Special Permit pursuant to Section 230-16 C.(2)(e)[4] – Motor Vehicle Service, to allow for service of motor vehicles on property located at **4155 State Route 31, Tax Map No. 028.-01-47.0**, consisting of +/- 5.82 acres of land. The property is located in the RC-1 Regional Commercial District, was opened by the Deputy Supervisor.

Ben Harrell of CHA began by explaining Matthews Nissan will be relocated to the former Wilkins RV (prior Toys-R-Us store). In addition to automotive sales, they will be adding 19 service bays. The front of the parcel will be used for car sales, and service will be in the rear.

They will create a new façade and remove the front vestibule. The hours of operation will be from 9 AM until 7 PM Monday through Friday and 9 AM until 5 PM on Saturdays. All service work will be performed inside the building.

Councilor Gauthier asked what they plan to do about the condition of the ring road. Mr. Harrell said that Matthews is the owner of the property, however, Great Norther Mall (owners) are responsible for the upkeep of the road. He continued, Matthews is committed to making sure the roads are maintained. Councilor Gauthier asked if they plan to install signage. Mr. Harrell said that given the proximity of the building to the main roadways, the applicant will install signage. The location of where it will be will depend on what is available and take place in the Planning Board stage.

Councilor Young asked if the trade in cars will be stored on the lot. Mr. Harrell said the lot will mainly be used for new vehicles.

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

Mr. Harrell asked the Deputy Supervisor if a vote may be rendered tonight, though he knows that is not typically how it goes.

Deputy Supervisor Bick said thank you for asking but no the Board will not decide tonight.

LOCAL LAW NO. 9 OF THE YEAR 2026 f/k/a Local Law No. 10 of the Year 2026 – (Amending) Section 230-22:

A public hearing to consider **LOCAL LAW NO. 9 OF THE YEAR 2026** (f/k/a Local Law No. 10 of the year 2026), for proposed amendments to **Section 230-22(C)(1)(c)[1] of the Town of Clay Zoning Ordinance**

WHEREAS, the Town Board recognizes that it is in the Public interest to periodically review and amend the Zoning Ordinance to reflect contemporary community planning practices, address evolving community needs and priorities, and support the needs of businesses and commercial tenants by allowing modern and effective signage that appropriately identifies and promotes their operations, while maintaining appropriate standards to protect the character and quality of the community; and

WHEREAS, the purpose of the Public hearing is to consider an amendment to Section 230-22(C)(1)(c)[1][a][i] to allow for the placement of electronic message signs in the Industrial 1 (I-1) Zoning District, and add Section 230-22(C)(1)(c)[1][a][ix] containing the following language - Electronic message signs shall be designed and operated to minimize glare and light trespass onto adjoining properties and Public rights-of-way. When an electronic message sign is located adjacent to a residential zoning district or residential use, the Town may require additional screening, shielding, reduced brightness, or other mitigation measures to prevent unreasonable impacts.

Deputy Supervisor Bick explained that a number of landowners in the industrial zone (I-1) have requested this change to modernize their signage. He continued it has been fifteen years since the approval and induction into the Town Code, much has changed in the past 15 years, and this will allow for modernization.

Someone asked if there will be a size limit and if passed, it will be subject to the same rules as the other approved zones.

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

ZONE CHANGE (CPH) – Town Board Case # 1249 – THE BLUFFS AT VERPLANK ROAD:

Councilor Wisnowski moved the adoption of a resolution calling a Public hearing **October 5, 2026**, commencing at **7:35 P.M.**, local time, to consider the application of Town Board Case #1249: **THE BLUFFS AT VERPLANK ROAD/SSO HOLDINGS, LLC.**, for a Zone Change from RA-100 Residential Agricultural District to R-40 One-Family Residential District to allow for subdivision of lots for future construction of three single-family homes on land located on **Henry Clay Blvd, Tax Map No. 030.-01-01.0**, consisting of +/-5.46 acres of land. Motion was seconded by Councilor Young.

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

SPECIAL PERMIT (CPH) Town Board Case # 1262 – SWEETHEART CORNER DEVELOPMENT:

Councilor Capria moved the adoption of a resolution calling a Public hearing **October 5, 2026**, commencing at **7:38 P.M.**, local time, to consider the application of Town Board Case #1262: **SWEETHEART CORNER REDEVELOPMENT/ANTHONY GIZZIE (STREAMLINE)** for a Special Permit pursuant to Section 230-16 C.(2)(e)[2] – Drive-in Service, to allow for drive-thru service for a proposed bank on land located at **5380 W. Taft Road, Tax Map No. 117.-10-20.1**, consisting of +/- 4.27 acres of land. The property is in the RC-1 Regional Commercial District. Motion was seconded by Councilor Russell.

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

SPECIAL PERMIT (CPH) Town Board Case # 1263 – SWEETHEART CORNER DEVELOPMENT:

Councilor Capria moved the adoption of a resolution calling a Public hearing **October 5, 2026**, commencing at **7:41 P.M.**, local time, to consider the application of Town Board Case #1263: **SWEETHEART CORNER REDEVELOPMENT/ANTHONY GIZZIE (STREAMLINE)** for a Special Permit pursuant to Section 230-16 C.(2)(e)[2] – Drive-in Service, to allow for drive-thru service for a proposed restaurant on land located at **5380 W. Taft Road, Tax Map No. 117.-10-20.1**, consisting of +/- 4.27 acres of land. The property is in the RC-1 Regional Commercial District. Motion was seconded by Councilor Young.

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

LOCAL LAW NO. 10 OF THE YEAR 2026 - Section 230-14A & 230-16E:

NO ACTION/NOT HEARD

LOCAL LAW NO. 11 OF THE YEAR 2026 (Amending) Chapter 5 – Appearance Tickets:

Councilor Russell moved the adoption of a resolution calling a Public hearing on **October 5, 2026**, commencing at **7:47 P.M.**, local time, to consider **LOCAL LAW NO. 11 OF THE YEAR 2026**, Amending provisions of the Town of Clay Code Chapter 5-Appearance Tickets.

WHEREAS, the Town Board recognizes that it is in the Public interest to periodically review and amend the Town Code to reflect updated, streamlined and legal Code enforcement practices in the Town, and,

WHEREAS, the purpose of the Public hearing is to consider amendments to Chapter 5-Appearance Tickets to more clearly define authority for issuing tickets in the Town to be updated and delegated to the Commissioner of Code Enforcement as well as Town Code Enforcement Officers and to consider amending the erroneous reference to Chapter 81 of the Code which has been repealed and replaced by Chapter 80,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Clay shall hold a Public hearing on **October 5, 2026**, at **7:47 P.M.**, local time, to receive Public comment and consider proposed amendments to **Chapter 5-Appearance Tickets** of the Town of Clay Code. Motion was seconded by Councilor Capria.

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

Street Lights (2) – HARKE FARMS:

Councilor Wisnowski moved the adoption of a resolution authorizing the installation of (2) two Carriage C LED fixtures be installed on 16' fiberglass poles in **Harke Farms**, as shown on a sketch provided by National Grid. The estimated annual cost for the underground poles and lighting fixtures is \$437.28. Motion was seconded by Councilor Young.

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

Contract (Professional Services (A) – THREE RIVERS POINT PROJECT:

Councilor Young moved the adoption of a resolution approving a Professional Services Contract (Three Rivers Point Project)

WHEREAS, for more than 20 years, the Town of Clay has been working on the redevelopment of the historic Three Rivers area of the Town with property acquisition and associated environmental remediation programs, and,

WHEREAS, Plumley Engineering, P.C. has provided the Town with planning, Engineering and redevelopment support to the Town for more than 15 years, and most recently assisted the Town with the New York State Department of State Brownfield Opportunity Area (BOA) Pre-Development Project for Three River's Point, and,

WHEREAS, Plumley Engineering has performed extensive site surveys, archaeological investigations, wetland delineations and other professional services on the property and has developed extensive knowledge of the area, and,

WHEREAS, the next phase of necessary services anticipated through the New York State Canal Corporation and Department of State Local Waterfront Revitalization Program will require additional professional engineering and planning work to implement the Three Rivers Point Park Revitalization Project, and;

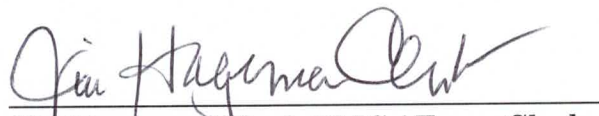
NOW THEREFORE, BE IT RESOLVED, that the Town Board does hereby approves the proposed engagement letter from Plumley Engineering, P.C. to conduct additional necessary engineering and other services for the project. A copy of the proposed agreement has been provided to the Town Board. This resolution also authorizes the Town Deputy Supervisor to execute same. Motion was seconded by Councilor Russell.

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

ADJOURNMENT

The meeting was adjourned at 8:05 P.M. upon motion by Councilor Young and seconded by Deputy Supervisor Bick.

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


Jill Hageman-Clark RMC / Town Clerk