

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the October 6, 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
Brian Bender	Commissioner Planning & Development

ABSENT:

Damian Ulatowski	Supervisor
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OTHERS PRESENT:

Russ Mitchell, Planning Board Chairman; Hal Henty and Paul Graves, Planning Board Members.

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 September 15, 2025 Regular Town Board Meeting. Motion was seconded by Councilor Capria.

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

CORRESPONDENCE:

Mark Goettel of the MCFD was present to ask the Board if any decisions had been made regarding the request to increase the benefit and lower the age for the LOSAP benefit for the Moyers Corners Fire Department. He continued that he has asked about this on several occasions. The Town Clerk said that the numbers for the possible increase have been run by the insurance company at the request of the Clerk and Supervisor, however, nothing has been decided. Deputy Supervisor Bick said that he would look into this and get in touch with Mr. Goettel.

Caitlin and Jarrett Winders of Old Cove Road in Salina gave an update on the noise situation from Sharkeys. Caitlin began by saying the noise is louder than ever, they now have a 1-month-old baby and have had to find other places to stay to get sleep. She continued, the concerts are Thursdays from 5-10 PM, Fridays from 4-10:30, Saturdays from 3-10:30 and Sunday from 8 AM to 11 PM, with sound checks before. Ms. Winders said that she is aware that they are in Court, and they have a request coming before this Board. She respectfully requested that the Town Board takes this information into consideration when deciding on Sharkeys application.

Ed Hall of Finch Path began stating that there are a large number of tractor trailers driving through Bayberry to make deliveries. He said that many of those deliveries are to Finch Path where the owner is running a Contractors Service area without the proper approvals. He continued that another resident has an intimidating dog that is restricted only by an invisible fence. This dog appears to be threatening and has restricted neighbors from using the green area. Deputy Supervisor Bick said that he would research all of the comments made and respond.

CANCELLATIONS and/or REQUESTED ADJOURNMENTS:

Adjourn Town Board Case #1236: **HINERWADELS SITE**, to **October 20, 2025 @ 7:44 P.M.** (under Planning Board review, 10/08 agenda)

Item #10 (stop sign request, Northfield Drive): Petitioner requested to withdraw request

Adjourn Town Bord Case #1234: **NORTHERN CREDIT UNION**, to **November 5, 2025 @ 7:50 P.M.**, per applicant request (under Planning Board review, 10/08 agenda)

REGULAR MEETING

ZONE CHANGE (PH) – Town Board Case # 1237 – WHITE PINE COMMERCE PARK:

Public hearing to consider Town Board Case #1237: **WHITE PINE COMMERCE PARK**, for a Zone Change from RA-100 Residential Agricultural District to I-2 Industrial 2 Zoning District for land located at **Burnet Road, Tax Map No. 049.-01-01.0; 8756 Burnet Road, Tax Map No. 049.-01-02.0; and 8765 Burnet Road, Tax Map No. 048.-01-23.2**, consisting of +/-21.27 acres of land to accommodate Micron Semiconductor Plant. Thomas Fucillo, Attorney with Hancock and Estabrook was present on behalf of Micron and Ari Goldberg from Barclay Damon was present on behalf of OCIDA. Mr. Fucillo began they are proposing a zone change for just over 21 acres currently zoned Agricultural to I-2 Industrial zoning. There are 64 acres already zoned I-2 and these three parcels are surrounded by them. RA-100 does not support high tech manufacturing. The SEQR would be added to the DEIS. Deputy Supervisor Bick said they cannot vote on the zone change until the SEQR is complete.

Councilor Young asked if the zone change would be part of the Micron. The applicant said that a portion would be used for the chip factory adding that they may not use the remainder for anything. There was a discussion about the parcels being landlocked if the zone change is not approved. Mr. Goldberg said the property is owned by OCIDA and the parcel will be developed strategically in three phases. The earlier phase will take place on the property on the westside of the parcel, there will be nothing to the east of Burnett Road. A resident living at 5432 Route 31 raised concern about the access to the parcel. He asked where the road will be built to access the parcel. Mr. Fucillo said that State DOT will determine where the access will be granted. The resident said the newspapers show access directly across from his home. The applicant said that DOT has not made a decision.

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

ZONE CHANGE (PH/Adj.) – Town Board Case # 1235 – RICH FAMILY SUBDIVISION:

Public hearing to consider the application of Town Board Case #1235: **RICH FAMILY SUBDIVISION**, for a Zone Change from RA-100 Residential Agricultural District to R-10 One-Family Residential District on land located at **8100 & 8101 Oasis Lane, Tax Map Nos. 074.-01-12.1 & 074.-01-12.6**, consisting of +/- 14.125 acres of land, to allow for creation of four (4) new lots. (*Adjourned from the 09/03/2025 & 09/15/2025 Town Board meetings*) was opened by the Deputy Supervisor.

Deputy Supervisor asked if anyone was present on behalf of the applicant. There was no one. Town Engineer, Ron DeTota, said there may have been some confusion because they were asked for an updated wetlands map. Councilor Young made a motion to **adjourn** the public hearing to **November 5, 2025 at 7:56 PM**. Motion was seconded by Councilor Pleskach.

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

SPECIAL PERMIT (PH/Adj.) – Town Board Case # 1234 – NORTHERN CREDIT UNION:

Councilor Pleskach moved the adoption of a resolution **adjourning** the public hearing (at the request of the applicant) to **November 5, 2025**, commencing at **7:50 PM**. Motion was seconded by Councilor Capria.

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

ZONE CHANGE (PH) – Town Board case # 1236 – HINERWADELS SITE:

Councilor Pleskach moved the adoption of a resolution **adjourning** the public hearing (at the request of the applicant) to **October 20, 2025**, commencing at **7:44 PM**. Motion was seconded by Councilor Capria.

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

Traffic & Vehicles (Stop Signs) (12) (PH) - amendment to Traffic and Vehicles Ordinance – Chapter 211 Section 211-12 and 211-42 – Richardson, Northfield, Twin Elms and Tallmadge Roads:

The applicant withdrew the application per email on 9/29/2025.

SPECIAL PERMIT (CPH) – Town Board Case # 1238 – NORTHERN CREDIT UNION:

Councilor Pleskach moved the adoption of a resolution **adjourning** the public hearing **November 5, 2025**, commencing at **7:53 P.M.** Motion was seconded by Councilor Capria.

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

LOCAL LAW No. 1 of the YEAR 2025 (CPH) OVERRIDE THE TAX LEVY LIMIT:

Councilor Capria moved the adoption of a resolution calling a public hearing on **October 20, 2025**, commencing at **7:38 P.M.**, local time, to consider adding a proposed Local Law to be entitled **“LOCAL LAW NO. 1 OF THE YEAR 2025 TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN A GENERAL MUNICIPAL LAW SECTION 3-C”** to the code of the Town of Clay. Motion was seconded by Councilor Pleskach.

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

LOCAL LAW No. 2 of the YEAR 2025 (CPH) Amending Chapter 211 entitled TRAFFIC & VEHICLES:

Councilor Wisnowski moved the adoption of a resolution calling a public hearing on **October 20, 2025**, commencing at **7:41 P.M.**, local time, to consider **LOCAL LAW NO. 2 OF THE YEAR 2025** to amend Chapter 211 entitled “Traffic and Vehicles,” Section 5 entitled “Speed Limits” of the Town of Clay Municipal Code, for the reduction of the present 55 MPH speed limit to 45 MPH on the west end of Mud Mill Road, from Caughdenoy Road, extending to the Town of Cicero line and

authorization to install the necessary signs therefor. Motion was seconded by Councilor Pleskach.

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

TENTATIVE BUDGET PRESENTED:

Town Clerk presents the **2026 TOWN OF CLAY TENTATIVE BUDGET** to the Town Board Members pursuant to Town Law. Deputy Supervisor Bick read the attached 2026 Budget message.

TOWN OF CLAY 2026 TENTATIVE BUDGET MESSAGE

The Tentative Budget for general and highway purposes totals \$20.4 million. As proposed, the tax rate for Town residents will increase 2.63% or \$1.83 per thousand of assessed value. This is \$9.86 for a home valued at \$225,000. Total spending is \$2 million greater or 5.69% over the adopted budget for 2025. The increase is due to necessary contractual expenditures including a roof for the Highway Garage, new School Beacons, additions to the Planning Dept., Road Paving and a significant increase in New York State Retirement.

APPOINTMENT (A) Board of Assessment Review:

Councilor Magaro-Dolan moved the adoption of a resolution appointing **Stacey DiLauro** as member of the Board of Assessment Review for a four (4) year term. Said term to expire **September 30, 2029**. Motion was seconded by Councilor Wisnowski.

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

ASSOCIATION OF TOWNS (A) Membership Dues:

Councilor Capria moved the adoption of a resolution approving the annual membership for the Town of Clay in the **Association of Towns** and payment of the annual dues in the amount of **\$2,300.00**. Motion was seconded by Councilor Magaro-Dolan.

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

Project/Securities (posting) – RED BARN EXTENSION:

Councilor Pleskach moved 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 **RED BARN EXTENSION**, (Red Barn Extension Sewer District, Contract No. 1, Red Barn Extension Drainage District, Contract No. 1, Red Barn Extension 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 verified that the facilities have been satisfactorily completed and that the developer post the following security as shown under correspondence by the Town Engineers' correspondence under date of September 30, 2025: **Maintenance Guarantee - \$20,000 (Sewer \$12,500 and Drainage \$7,500); Overland Drainage - \$35,000; Highway - \$37,700; Monument Deposit - \$900; Parkland Contributions - \$8,500;** 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 **KENWOOD HOMES, INC.**, that the Town accept title to such facilities. Motion was seconded by Councilor Magaro-Dolan.

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

Project/Easement – RED BARN EXTENSION:

Councilor Pleskach moved the adoption of a resolution accepting easements for sewer and drainage facilities located within **RED BARN EXTENSION**, (Red Barn Extension Sewer District, Contract No. 1 and Red Barn Extension Drainage District, Contract No. 1) all as shown on a Final Plan prepared by Ianuzi & Romans Land Surveying, P.C., dated **September 17, 2024**. Motion was seconded by Councilor Capria.

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

Project/Warranty, Deed etc. – RED BARN EXTENSION:

Councilor Pleskach moved the adoption of a resolution accepting a Warranty Deed, Dedication, Application and Release of damages for the roads located within **RED BARN EXTENSION**; from **KENWOOD HOMES, INC.**, (DeVitt Circle having Permeable Shoulders). Motion was seconded by Councilor Capria.

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

ARPA FUNDING (A) (appropriation of funds):

Councilor Pleskach moved the adoption of a resolution authorizing the Supervisor to transfer **American Rescue Plan Act (ARPA)** Obligated funding in the amount of **\$86,872.50** to the General Capital Fund for the Town Hall Boiler Replacement Project and transfer Obligated funding in the amount of **\$132,228.22** to the Water Capital Fund for additional Fire Hydrants in North Syracuse and transfer Obligated funding in the amount of **\$945.00** to the General Capital Fund for the Installation of Field Lights at Clay Park North. Motion was seconded by Councilor Magaro-Dolan.

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

AGREEMENT- (A) OPENGOV SOFTWARE:

Councilor Pleskach moved the adoption of a resolution authorizing the purchase of OpenGov software from the Sourcewell Cooperative Contract Vehicle in the amount not to exceed \$45,000 for professional services and also an amount not to exceed \$40,000 per year for up to 3 years for the software and authorize the supervisor or his designees to execute the necessary documents, therefore.

Councilor Pleskach explained, as Clay prepares for the growth that Micron will bring, it's important that our local government keeps pace. Adopting OpenGov will help us modernize how we manage projects and communicate with residents. This tool increases transparency, improves coordination, and makes it easier for the public to see how their government is working for them. It's about being proactive, efficient, and ready for the future.

Short summary - the \$45K is to pay for setup, integration, training, and then the \$40K buys the licensing for the platform. Ideally this will be setup and integration for the next few months and then the full SW takes over on January 1, give or take. They have lots of modules that can be expanded upon and can eventually replace Muncipity in the back end. This will give greater consistency of IT systems across all town departments, and it contains a ticket tracking system so that residents and town staff can track cases from intake to completion with greater accuracy and transparency. Motion was seconded by Councilor Magaro-Dolan.

A roll count vote went as follows:

Councilor Wisnowski	Aye	Councilor Magaro-Dolan	Aye
Councilor Young	No	Deputy Supervisor Bick	Aye
Councilor Pleskach	Aye	Councilor Capria	Aye

Ayes – 5 and Noes – 1. *Motion carried.*

Adjournment:

Councilor Bick observed a moment of silence for former Town Board/Planning Board member David Hess who passed away September 23, 2025.

The meeting was adjourned at 8:28 P.M. upon motion by Councilor Young and seconded by Councilor Magaro-Dolan.

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


Jill Hageman Clark RMC / Town Clerk