

DRAFT

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the December 15, 2025, at 7:30 P.M., there were:

PRESENT:

Damian Ulatowski	Supervisor
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 Plan & Development

ABSENT:

None

OTHERS PRESENT:

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

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 December 1, 2025 Regular Town Board Meeting. Motion was seconded by Councilor Magaro-Dolan.

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

CORRESPONDENCE:

Councilor Young thanked Councilor Magaro-Dolan and Councilor Pleskach for their service on the Town of Clay Town Board. He concluded that their contributions and helpful wisdom will be sorely missed.

Deputy Supervisor Bick agreed adding that they will be missed as part of the public discourse in the Town.

Councilor Capria said that he has been on the Board for one year and they were both welcoming and helpful and thanked them, both. He added that Jared Pikosky from Chris Ryan's office was present and happy to meet with residents.

REQUESTS for ADJOURNMENTS:

None.

SPECIAL PERMIT (SEQR) – TOWN BOARD CASE # 1234 – NORTHERN CREDIT UNION:

Councilor moved the adoption of a resolution regarding the application of Town Board Case #1234: **NORTHERN CREDIT UNION**, for a Special Permit pursuant to Section 230-15B.(2)(e)[2] – Bank/Credit Union & Section 230-15B.(2)(e)[4] – Drive-in Service, to allow for construction of a Credit Union with drive-thru ATMs on land located at **5004-5008 West Taft Road, Tax Map No. 116.1-01-04.1 & 116.1-01-05.0**, consisting of +/- 2.54 acres of land. The property is located 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 **will not** have a significant effect on the environment and therefore **does not** require the preparation of an EIS. Motion was seconded by Councilor Magaro-Dolan.

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

SPECIAL PERMIT (A/D) – TOWN BOARD CASE # 1234 – NORTHERN CREDIT UNION:

Councilor Wisnowski moved the adoption of a resolution **approving** the application of Town Board Case #1234: **NORTHERN CREDIT UNION**, for a Special Permit pursuant to Section 230-15B.(2)(e)[2] – Bank/Credit Union & Section 230-15B.(2)(e)[4] – Drive-in Service, to allow for construction of a Credit Union with drive-thru ATMs on land located at **5004-5008 West Taft Road, Tax Map No. 116.1-01-04.1 & 116.1-01-05.0**, consisting of +/- 2.54 acres of land. The property is located in the O-2 Office District. *At its November 19th meeting, the Planning Board voted six to zero to issue a favorable response to the referral. The Board then adjourned its review of the Site Plan Application to its January 14th hearing.* Motion was seconded by Councilor Magaro-Dolan.

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

ZONE CHANGE (SEQR) – Town Board case # 1237 - WHITE PINE COMMERCE PARK:

Councilor Magaro-Dolan moved the adoption of a resolution regarding the application of 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, 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 Bick.

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

ZONE CHANGE (SEQR/A) – Town Board case # 1237 - WHITE PINE COMMERCE PARK:

Councilor Magaro-Dolan moved the adoption of a resolution for a Zone Change from RA-100 Residential Agricultural 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 the Micron Semiconductor Plant Project, and

WHEREAS, by application and petition for Change of Zone dated August 27, 2025 (the “Application”), Micron New York Semiconductor Manufacturing LLC (“Micron”) and the Onondaga County Industrial Development Agency (“OCIDA”) (collectively, the “Applicants”) submitted a joint petition for zone change regarding three parcels located within the White Pine Commerce Park (“White Pines Park” or “Site”) in the Town of Clay; and

WHEREAS, Micron seeks to locate its proposed semiconductor manufacturing plant (the “Project”) within the White Pine Park; and

WHEREAS, the White Pine Park consists of 67 parcels comprised of ± 1,229 acres, each currently owned by OCIDA; and

WHEREAS, 64 of the 67 parcels owned by OCIDA are already zoned Industrial 2 (I-2”), have a total combined area of ± 1,208 acres, and comprise 98% of the total acreage within the White Pine Park; and

WHEREAS, the three remaining parcels owned by OCIDA, Tax Parcel Numbers 048.-01-23.2, 049.-01-01.0, and 049.-01-02.0 (the “Residential Parcels”), have a combined area of 21.31 acres, and each is currently zoned Residential Agricultural (“RA-100”); and

WHEREAS, the three Residential Parcels are no longer used for residential purposes and no longer have inhabitable residential structures, and the RA-100 zoning of those parcels is inconsistent with both goals and uses that are intended

within the White Pine Park, and the Town's vision and plans for industrial development within the entire White Pine Park and the immediately surrounding areas; and

WHEREAS, the rezoning of the Residential Parcels is an action ("Action") for purposes of the State Environmental Quality Review Act ("SEQRA").

NOW, IT IS HERBY RESOLVED AS FOLLOWS:

1. The Micron Project is a Type I action for purposes of SEQRA.
2. The Town Board was an Involved Agency with respect to the environmental review of the Project pursuant to SEQRA, and the Onondaga County Industrial Development Agency ("OCIDA") was Lead Agency for the coordinated SEQRA review of the Project.
3. OCIDA issued a positive declaration for the Project on or about September 14, 2023, a determination that the Project would have the potential to result in one or more adverse environmental impacts and that an environmental impact statement ("EIS") must be prepared, and, on or about June 25, 2025, OCIDA accepted a Draft EIS as complete and ready for public review, and public comments were received.
4. On November 7, 2025, OCIDA determined that a Final EIS was complete, and it issued detailed SEQRA Findings on November 18, 2025, thereby completing the SEQRA process for the Project.
5. The Town Board finds that the current zoning of the Residential Parcels is inconsistent with the I-2 zoning within the White Pine Park and the parcels in the immediate vicinity of the White Pine Park.
6. The Town Board, as a SEQRA Involved Agency, having considered OCIDA's DEIS, FEIS, and its SEQRA Findings, and having weighed and balanced the relevant environmental impacts resulting from the Action with social, economic, and other essential considerations as required in 6 NYCRR 617.11, hereby certifies that: a) rezoning of the three Residential Parcels from RA-100 to I-2 will not create significant environmental effects beyond those that were assessed within the DEIS and FEIS, and that such effects were adequately assessed in those documents; b) the requirements of Part 6 NYCRR have been met; and c) consistent with social, economic, and other essential considerations from among the reasonable alternatives available, this proposed Action is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that any adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating those mitigation measures that

were identified in the OCIDA Findings for the Project, and no additional measures or conditions are required by the Town Board for this Action.

7. For these reasons and those identified in OCIDA's FEIS and Findings, which are adopted and incorporated by reference, and those reasons discussed during the Town Board's consideration of the Action, these Findings constitute the Town Board's written statement of facts and the environmental, social, economic and other facts and standards that form the basis of this decision, pursuant to Section 617.11 (d) of the SEQRA regulations.
8. The Town Board hereby resolves to rezone the Residential Parcels from RA-100 to I-2.

This Resolution shall take effect immediately. Motion was seconded by Councilor Bick.

Ayes – 7 and Noes – 0. Motion carried.

Authorization – Transfer of Appropriations:

Councilor Bick moved the adoption of a resolution authorizing the transfer of appropriations and amending the 2025 Town of Clay Budget in various funds to provide monies for 2025 expenditures. Motion was seconded by Councilor Pleskach.

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

Authorization – Transfer Funds to General Capital Fund:

Councilor Capria moved the adoption of a resolution approving the transfer in the amount of \$650,000.00 from the Capital Reserve Account to the General Capital Fund to pay for the completion of the construction of the **Town Education Center** for a sum not to exceed Six Hundred Fifty Thousand Dollars and 00/100 (\$650,000.00). Motion was seconded by Councilor Magaro-Dolan.

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

MOBILE HOME LICENSE (CPH) 2026:

Councilor Young moved the adoption of a resolution calling a public hearing on **January 5, 2026**, commencing at **7:35 P.M.**, local time, to consider the application of **CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT**, for the renewal of its license for the year **2026**. Motion was seconded by Councilor Magaro-Dolan.

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

Contract/Authorization – SEDGWICK BUSINESS INTERIORS:

Councilor Wisnowski moved the adoption of a resolution authorizing the Supervisor to enter into a contract with Sedgwick Business Interiors, a MillerKnoll dealer, pursuant to New York State Contract #PC70241, to provide office modifications and furniture upgrades for the Codes Department at a total project cost of **\$15,760.58** and further authorizing the Supervisor to execute all necessary documents related thereto. Motion was seconded by Councilor Magaro-Dolan.

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

Contract/Award (several) – NYSERDA (Grant Funded):

Councilor Pleskach moved the adoption of a resolution awarding contracts as follows: EV Charging Station – Purchase and installation of an additional Electric Vehicle (EV) Charging Station through ChargePoint/PlugIn Stations, LLC, pursuant to New York State Contract #PC70331, at a cost of \$25,259.00, to be located at 4401 State Route 31, Clay, NY. Electric Vehicle – Purchase of a new Electric Vehicle through [Vendor Name], at a cost of \$[Amount], pursuant to New York State Contract #[Contract #]. Energy-efficient Smart Thermometer System – Purchase and installation of an energy-efficient smart thermometer with feedback to two basement unit heaters, including space temperature sensors, conduit and wiring to connect to existing Direct Digital Controllers (DDC), programming of the controllers, and integration into the building's graphic interface. After review in accordance with the Town's Procurement Policy, Upstate Temperature Control, Inc. was determined to be the lowest responsible and responsive bidder, following a determination of best value to the Town of Clay, with a proposed total cost of \$2,938.00. The Town was awarded \$205,000.00 in grant funding from the New York State Energy Research and Development Authority (NYSERDA) Clean Energy Communities Program to assist with the cost of these projects. The Town Supervisor is hereby authorized to execute all necessary documents for these projects, with costs offset by the NYSERDA grant funding as outlined above. Motion was seconded by Councilor Magaro-Dolan.

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

ABANDONMENT (former Road) Route 31 and Transfer to OCIDA - SEQR & Approval:

Councilor Pleskach moved the adoption of a resolution pursuant to NY Town Law Section 171 abandoning a strip of excess land left over from the relocation of Route 31 in 1950:

Whereas, the Town of Clay obtained beneficial control and ownership of strip of land totaling approximately 1.97 acres which was the former road bed of what is now known as State Route 31 in Clay by abandonment from the New York State

Department of Public Works by Official Order No. 162 dated January 18th, 1950 when the State reconstructed and relocated a curved section of Route 31 in the Town for public traffic safety leaving a portion of the old road bed without public purpose (“Property”), and,

Whereas, the Town received a request from the Onondaga County Industrial Development Agency (“OCIDA”) and Micron New York Semiconductor Manufacturing LLC (“Micron”) for the Town to abandon its interest in the Property left to the Town in order to include the area in a subdivision/lot consolidation application with the Town and to cure the title defect and help obtain title insurance to cure the title defect for the proposed purchase and sale of the Property from OCIDA to Micron, and,

Whereas, the Town is in possession of an approved description of the Property and maps of the area along the former curve of Route 31 abandoned by the State in Official Order No. 162, and,

Whereas, the Town has no need or plan for the Property and the land described herein has no municipal value and is considered excess. The Town of Clay Highway Superintendent is familiar with the Property and the request for abandonment and agrees the Property is of no use to the Town and should be abandoned.

NOW, IT IS HERBY RESOLVED AS FOLLOWS:

9. Pursuant to Town Law and General Municipal law, the Town finds the Property is excess and no longer of public or municipal value, and that said Property has no future municipal use.
10. Abandonment of the Property is required to enable the construction of the Micron Semiconductor Manufacturing project (the “Project”), which was a Type I action for purposes of the State Environmental Quality Review Act (“SEQRA”).
11. The Town Board of the Town of Clay was an Involved Agency and the Onondaga County Industrial Development Agency (“OCIDA”) was SEQRA Lead Agency for the SEQRA review of the entire Project.
12. OCIDA issued a positive declaration for the Project on or about September 14, 2023, a determination that an environmental impact statement (“EIS”) must be prepared with respect to the entire Project, and, on or about June 25, 2025, OCIDA accepted a Draft EIS as complete and ready for public review.

13. On November 7, 2025 OCIDA determined that a Final EIS was complete and that Agency issued detailed SEQRA Findings on November 18, 2025.
14. The Town Board finds that the Abandonment of this unused Property will not create any additional environmental impacts beyond those that were studied during OCIDA's SEQRA EIS process.
15. The Town Board, as a SEQRA Involved Agency for the Project, having considered OCIDA's DEIS, FEIS, and its SEQRA Findings and having weighed and balanced the relevant environmental impacts with social, economic, and other essential considerations as required in 6 NYCRR 617.11 hereby certifies that: a) abandonment of the Property will not create significant environmental effects beyond those that were assessed within the DEIS and FEIS, and such effects were adequately assessed in those documents; b) the requirements of Part 6 NYCRR have been met; and c) consistent with social, economic, and other essential considerations from among the reasonable alternatives available, the proposed action of abandoning an unused Town road on the site of the Project is one which avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that any adverse environmental impacts will be avoided or minimized to the maximum extent practicable by incorporating those mitigation measures that were identified in the OCIDA Findings for the Project, and no additional measures or conditions are required by the Town Board for such abandonment.
16. For these reasons and those identified in OCIDA's FEIS and Findings, which is adopted and incorporated by reference, and those reasons discussed during the Town Board's consideration of the Action, these Findings constitute the Town Board's written statement of facts and the environmental, social, economic and other facts and standards that form the basis of this decision, pursuant to Section 617.11 (d) of the SEQRA regulations.
17. The Town hereby agrees to release/abandon the old roadbed constituting the Property.
18. This resolution authorizes the Town Highway Superintendent to execute a letter order formally abandoning the Property being the old roadway area previously abandoned to the Town by Official Order 162 and for the Town Supervisor to execute any and all documents necessary to complete the abandonment including any quit-claim deed if required by County Mapping, OCIDA or Micron.
19. This Resolution shall take effect immediately. Motion was seconded by Councilor Bick.

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

Councilor Pleskach read the following Fairwell statement:

As I sit here tonight for my final meeting as a member of the Clay Town Board, I am filled with a deep sense of gratitude. Gratitude for my colleagues, past and present, and appreciation for the residents of Clay, who gave me the privilege of serving you over these past eight years.

When I first ran for office in 2017, my goal was simple: to leave Clay stronger than I found it. And looking back, I believe we did that, together.

Today, we stand at the center of an economic development project with global significance. What is happening here is more than a construction site or a corporate investment. It is a generational moment, one that will shape opportunity for families in this community for decades to come.

Serving during a time like this has been humbling. It has reminded me that leadership is not about titles. Politics may decide who sits at this table, but service reveals who you are once you are here. And every decision I made was grounded in what was right for Clay in that moment, while staying mindful of the future we are responsible for.

To my colleagues on the board, past and present, thank you for your collaboration and your commitment to public service. To our town employees and department heads, thank you for your dedication. You are the engine that keeps this town running each and every day.

I also want to acknowledge my former colleague and friend, Councilor Dave Hess, who passed away earlier this year. For seven of my eight years on this board, Dave sat beside me. He was a steady presence and his quiet commitment to this town will be deeply missed.

And to the residents of Clay, thank you. Thank you for your conversations and your engagement. There is a line often attributed to Walt Whitman that I have always appreciated: "Be curious, not judgmental." My hope is that you continue to bring that spirit to the work of local government. Please do not jump to conclusions. Be cautious about social media commentary, which can elevate voices that may not be rooted in facts.

True civic responsibility calls us beyond commentary, and at the end of the day, decisions are made by those who show up, not by those who confuse opinions with service.

I truly believe the best days for Clay, and for Central New York, are yet to come. The foundation we have built together is strong, and I am grateful to have played a small part in shaping the road that leads forward. My title may change, but my commitment to this community does not.

At the heart of our democracy is a simple idea: that real power rests with the people. So tonight, as I step away from this seat, I embrace the promotion back from public servant to citizen of Clay.

Thank you for allowing me this privilege.

Ryan Pleskach, Councilor
Town of Clay, NY

Supervisor Ulatowski thanked both Councilor Pleskach and Councilor Magaro-Dolan stating that it has been a pleasure, and he has learned from Councilor Magaro-Dolan to always get three bids and Councilor Pleskach is years ahead in the tech world. Both Counselors will be missed and are wished well by all.

Adjournment:

The meeting was adjourned at 7:58 P.M. upon motion by Councilor Young and seconded by Councilor Magaro-Dolan.

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

Jill Hageman-Clark RMC / Town Clerk