

APPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on the January 21, 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:

Russ Mitchell, Hal Henty and Paul Graves, Planning Board Members.
Mike Brown, Code Enforcement and Mike Redhead, Fire Inspector.

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 January 5, 2026 Organizational and Regular Town Board Meeting. Motion was seconded by Councilor Capria.

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

CORRESPONDENCE:

Wayne Barnes said that he was at the last meeting and wondered if there was any update on his questions about businesses maintaining sidewalks on Allen and Taft Roads. Supervisor Ulatowski said that he had not had the opportunity to look into this. He then asked Mr. Barnes what the other question he had posed at the last meeting.

Mr. Barnes said that he was concerned with the speeding cars in the school zone and if there could be law enforcement present. Again, the Supervisor said that he would look into it and have information at the next meeting.

REQUESTS for ADJOURNMENTS:

None.

REGULAR MEETING

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

Councilor Bick moved the adoption of a resolution regarding the application of Town Board Case #1236: **HINERWADELS SITE**, for a Zone Change from R-10 One-Family Residential and LuC-2 Limited Use District for Restaurants, to R-7.5 One-Family Residential District and O-2 Office District on land located at 5300 W. Taft Road, Tax Map Nos. 117.-09-25.0, 117.-09.24.0, 117.-09-23.0 & 117.-10-01.0, consisting of +/- 29.1 acres, to allow for construction of residential lots and two office lots, 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 Wisnowski.

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

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

Councilor Bick moved the adoption of a resolution **approving** Town Board Case #1236: **HINERWADELS SITE**, for a Zone Change from R-10 One-Family Residential and LuC-2 Limited Use District for Restaurants, to R-7.5 One-Family Residential District and O-2 Office District on land located at 5300 W. Taft Road, Tax Map Nos. 117.-09-25.0, 117.-09.24.0, 117.-09-23.0 & 117.-10-01.0, consisting of +/- 29.1 acres, to allow for construction of residential lots and two office lots, subject to Exhibits A, B & C the zoning map and legal descriptions (available in the Town Clerks Office) attached. **The Planning Board at their October 8th meeting considered the item and through a vote of seven to zero composed a favorable recommendation with supportable comments for the Zone Change.* **Received completed traffic study 12/30/2025 as requested by the Town Board.** Motion was seconded by Councilor Capria.

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

Licenses and Permits (PH)(A) – CASUAL ESTATES (MOBILE HOME COURT) LLC, d/b/a MADISON VILLAGE:

A public hearing 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**. (*Adjourned from the 01/05/2026 Town Board meeting as no representative was present*).

Peter Russo, Property Manager for Madison Village, was present to update the Board on what has happened in the past year at the mobile home park. He began by explaining the park has had 52 new homes since last year. 380 of the 425 total homes are owned and 45 are rentals. Currently, they have 40 in inventory for purchase and there are 4 demolitions scheduled.

Councilor Capria asked how many vacant lots there are. Mr. Russo said there are 305, however, not all of them may be usable because of lack of available utility connections.

Mr. Russo said that it has been a productive year, and they are projecting this year will also be productive. He concluded, homes are unaffordable to many and that this makes it possible for them to achieve ownership.

There being no more questions or comments, Supervisor Ulatowski **closed** the public hearing and thanked Mr. Russo for his diligence.

Councilor Young moved the adoption of a resolution **approving** the application of **CASUAL ESTATES, LLC D/B/A MADISON VILLAGE MOBILE HOME COURT**, for the renewal of the license for the year **2026**. Motion was seconded by Councilor Gauthier.

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

AUTHORIZATION – Establishing Position (Account Clerk 1 – finance):

Councilor Wisnowski moved the adoption of a resolution authorizing the Supervisor and the Town Board to establish a full-time Account Clerk 1 position within the Finance Office at Clay Town Hall. This action is required in accordance with New York State Civil Service regulations to maintain the position on the Town's official roster of positions. Motion was seconded by Councilor Young.

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

AUTHORIZATION – Establishing Position (Deputy Comptroller – finance):

Councilor Wisnowski moved the adoption of a resolution authorizing the Supervisor and the Town Board to establish a full-time Deputy Comptroller position within the Finance Office at Clay Town Hall. This action is required in accordance with New York State Civil Service regulations to maintain the position on the Town's official roster of positions. Motion was seconded by Councilor Young.

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

AUTHORIZATION – Establishing Position (FT Senior Recreation Leader – recreation):

Councilor Wisnowski moved the adoption of a resolution authorizing the Supervisor and the Town Board to establish a full-time Senior Recreation Leader position within the Recreation Department at Clay Town Hall. This action is required in accordance with New York State Civil Service regulations to maintain the position on the Town's official roster of positions. Motion was seconded by Councilor Young.

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

PLANNING BOARD APPOINTMENT (correction):

Councilor Russell moved the adoption of a resolution amending the term of Planning Board Member, **PAUL GRAVES**, to reflect the seven (7) year term held by members of the Planning Board. Member was appointed as member of the Planning Board effective **January 1, 2025**, to **December 31, 2029**; amended term length to expire **December 31, 2031**. Motion was seconded by Councilor Bick.

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

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

Councilor Wisnowski moved the adoption of a resolution calling a public hearing on **February 2, 2026**, commencing at **7:35 P.M.**, local time, to consider 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. Motion was seconded by Councilor Capria.

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

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

Councilor Wisniewski moved the adoption of a resolution calling a public hearing on **February 2, 2026**, commencing at **7:38 P.M.**, local time, to consider 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. Motion was seconded by Councilor Capria.

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

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

Councilor Wisniewski moved the adoption of a resolution calling a public hearing on **February 2, 2026**, commencing at **7:41 P.M.**, local time, to consider 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. Motion was seconded by Councilor Gauthier.

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

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

Councilor Capria moved the adoption of a resolution calling public hearing on **February 2, 2026**, commencing at **7:44 P.M.**, local time, 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. Motion was seconded by Councilor Russell.

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

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

Councilor Capria moved the adoption of a resolution calling public hearing on **February 2, 2026**, commencing at **7:47 P.M.**, local time, 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. Motion was seconded by Councilor Gauthier.

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

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

Councilor Gauthier moved the adoption of a resolution calling public hearing on **February 2, 2026**, commencing at **7:50 P.M.**, local time, 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. Motion was seconded by Councilor Young.

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

AGREEMENT (modification) – Clean Energy Communities/ NYSERDA:

Councilor Bick moved the adoption of a resolution authorizing Modification No. 1 to Agreement No. 243311 (Clean Energy Communities CEC Program CEC210199) with the New York State Energy Research and Development Authority (NYSERDA) to reflect revised, previously approved Clean Energy grant-funded purchases/projects, and authorizing the Supervisor to execute same, as approved by the Town Attorney.

Supervisor Ulatowski explained this is a result of the Town of Clay seeking grants for energy efficiency. He continued, the Town of Clay received \$209,000.00 in grants last year. This is good news for taxpayers. Motion was seconded by Councilor Capria.

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

Adjournment:

The meeting was adjourned at 7:55 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



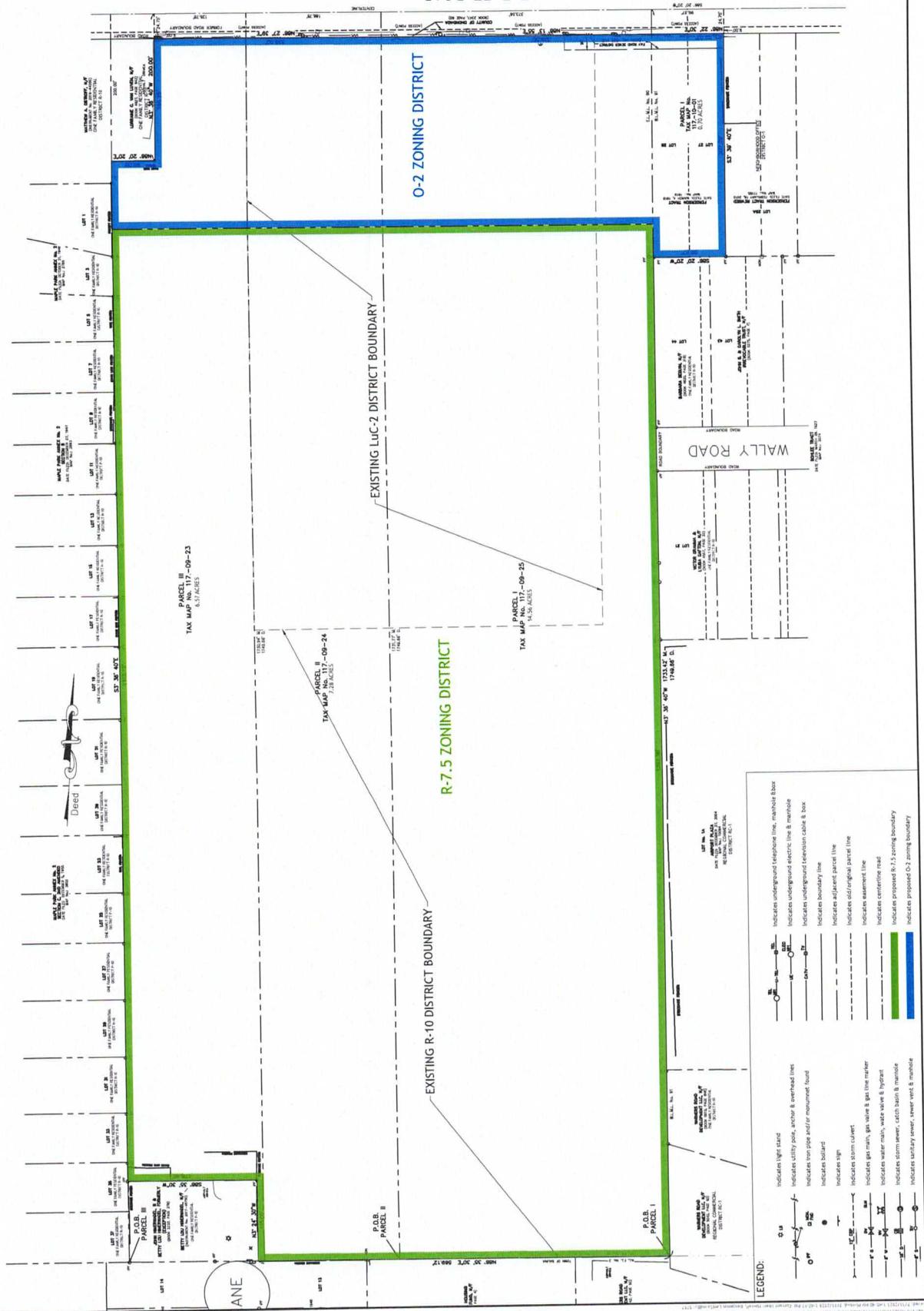
J. ALBERICI & SONS
3535 Timber Banks Parkway
Baldwinsville NY 13027

Hinewadels Site
5300 W. Taft Road
Syracuse NY 13212

ZONE
CHANGE

ZC-100

EXHIBIT A





3535 Timber Banks Parkway
Baldwinsville NY 13027

3300 W. Taft Road
Hilmar Models Site
Syracuse NY 13212

WEST TAFT ROAD (PUBLIC - C.R. NO. 48 - WIDTH VARIES) (IVERPOOL ROAD)

ZONE
CHANGE

ZC-101

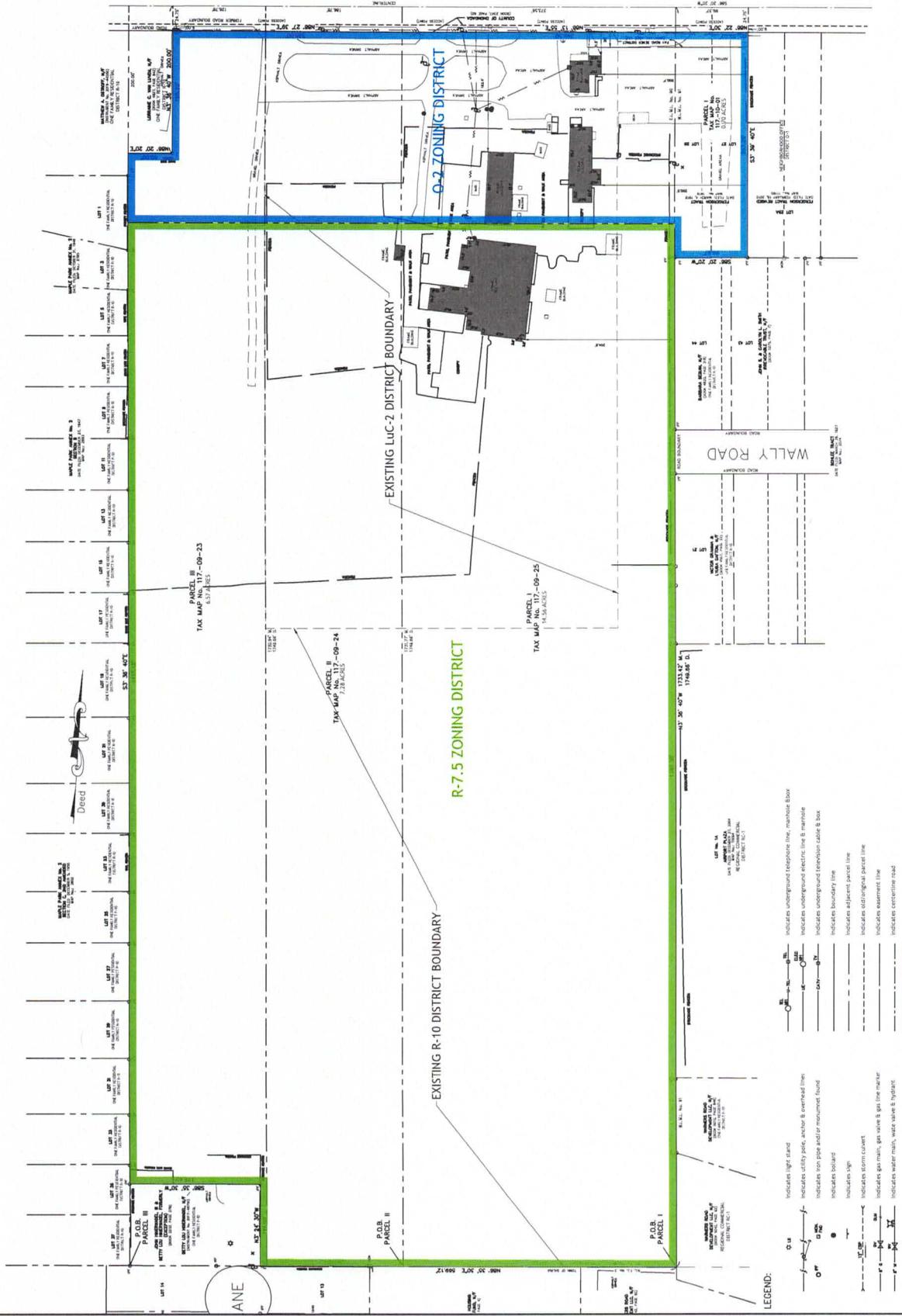


EXHIBIT B

488.047
PR
9-18-2025

PROPOSED R-7.5 ZONING DISTRICT

HINERWADELS

PART OF MILITARY LOT No. 91

TOWN OF CLAY

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 91 in said Town, being part of lands conveyed to CTV LLC by deed recorded in the Onondaga County Clerk's Office in Book 4827 of Deeds at page 467, bounded and described as follows:

Beginning at a point in the easterly boundary of said Lot No. 91, said point being 260.54 feet distant southerly measured along said easterly boundary of Lot No. 91 from its intersection with the southerly boundary of West Taft Road (C.R. No. 48); running thence S3° 36' 40"E along the northerly prolongation of the westerly boundary of Schlee Tract according to a map of said tract filed in the Onondaga County Clerk's Office March 26, 1927 as Map No. 2074, said westerly boundary of the Schlee Tract, the westerly boundary of Lot No. 1A Airport Plaza as shown on a map of said tract filed in the Onondaga County Clerk's Office December 27, 2004 as Map No. 10084, the westerly boundary of lands conveyed to Warners Road Development LLC by deed recorded in the Onondaga County Clerk's Office in Book 5010 of Deeds at page 846 and the westerly boundary of other lands conveyed to Warners Road Development LLC by deed recorded in the Onondaga County Clerk's Office in Book 5042 of Deeds at page 92, respectively, a distance of 1,439.07 feet to a northerly boundary of said other lands conveyed to Warners Road Development LLC; thence S86° 35' 30"W along said northerly boundary of other lands conveyed to Warners Road Development LLC, the northerly boundary of lands conveyed to Pitcher Hill Housing Development Fund by deed recorded in the Onondaga County Clerk's Office in Book 2824 of Deeds at page 4 and the northerly boundary of Lot No. 13 Maple Park as shown on a map of said tract filed in the Onondaga County Clerk's Office September 10, 1946 as Map No. 2770, respectively, a distance of 569.12 feet to its intersection with the easterly boundary of lands conveyed to Betty Lou Hinerwadel by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2017-48750; thence northerly and westerly along said easterly

boundary of lands conveyed to Betty Lou Hinerwadel and along the northerly boundary of said lands conveyed to Betty Lou Hinerwadel, the following courses and distances: 1) N3° 24' 30"W, 115.00 feet; 2) S86° 35' 30"W, 178.40 feet to the easterly boundary of Maple Park Annex No. 2 Section C, 2nd Amended as shown on a map of said tract filed in the Onondaga County Clerk's Office December 5, 1955 as Map No. 3802; thence N3° 36' 40"W along said westerly boundary of Maple Park Annex No. 2 Section C, 2nd Amended, the westerly boundary of Maple Park Annex No. 2 Section B as shown on a map of said tract filed in the Onondaga County Clerk's Office December 27, 1947 as Map No. 2893 and the westerly boundary of Maple Park Annex No. 2 as shown on a map of said tract filed in the Onondaga County Clerk's Office October 31, 1946 as Map No. 2785, respectively, a distance of 1,321.42 feet to a point therein; thence N86° 23' 20"E through said lands conveyed to CTV LLC, a distance of 747.12 feet to the point of beginning.

Subject to any easements or restrictions of record.

488.047
PR
9-18-2025

PROPOSED O-2 ZONING DISTRICT
HINERWADELS
PART OF MILITARY LOT No. 91
TOWN OF CLAY

All that tract or parcel of land situate in the Town of Clay, County of Onondaga and State of New York, being part of Lot No. 91 in said Town, being part of lands conveyed to CTV LLC by deed recorded in the Onondaga County Clerk's Office in Book 4827 of Deeds at page 467, bounded and described as follows:

Beginning at a point in the southerly boundary of West Taft Road (C.R. No. 48) at its intersection with the easterly boundary of lands conveyed to Lorraine C. Van Luven by deed recorded in the Onondaga County Clerk's Office in Book 4827 of Deeds at page 842; running thence N86° 27' 39"E along said southerly boundary of West Taft Road (C.R. No. 48), a distance of 335.00 feet to an angle point therein; thence N86° 13' 55"E continuing along said southerly boundary of West Taft Road (C.R. No. 48), a distance of 399.50 feet to an angle point therein; thence N86° 22' 30"E continuing along said southerly boundary of West Taft Road (C.R. No. 48), a distance of 52.02 feet to the westerly boundary of Lot No. 25A Fergerson Tract Revised according to a map of said tract filed in the Onondaga County Clerk's Office February 18, 2010 as Map No. 11165; thence S03° 39' 40"E along said westerly boundary of Lot No. 25A Fergerson Tract Revised, a distance of 307.29 feet to the northerly boundary of Schlee Tract according to a map of said tract filed in the Onondaga County Clerk's Office March 26, 1927 as Map No. 2074; thence S 86° 20' 20"W along said northerly boundary of Schlee Tract, a distance of 99.67 feet to the northwesterly corner thereof; thence northerly and westerly through said lands conveyed to CTV LLC the following courses and distances: 1) N3° 36' 40"W, 46.69 feet; 2) S86° 23' 20"W, 747.12 feet to the easterly boundary of Maple Park Annex No. 2 as shown on a map of said tract filed in the Onondaga County Clerk's Office October 31, 1946 as Map No. 2785; thence N3° 36' 40"W along said easterly boundary of Maple Park Annex No. 2 and along the easterly boundary of lands conveyed to Matthew A. Ostroff by deed recorded in the Onondaga County Clerk's Office as Instrument No. 2019-44550, respectively, a distance of

93.70 feet to the southwesterly corner of said lands conveyed to Lorraine C. Van Luven; thence N86° 20' 20"E along the southerly boundary of said lands conveyed to Lorraine C. Van Luven, a distance of 60.00 feet to the southeasterly corner thereof; thence N3° 36' 40"W along the aforesaid easterly boundary of lands conveyed to Van Luven, a distance of 166.25 feet to the point of beginning.

Subject to any easements or restrictions of record.