

AGENDA
SPECIAL TOWN BOARD MEETING
TOWN OF CLAY
June 29, 2026

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of June 15, 2026, Regular Town Board Meeting.
4. Correspondence.
5. Cancellations and/or requested adjournments.

6. **(SEQR)** Move the adoption of a resolution that the application of Town Board Case #1258: **CNY PULMONARY AND SLEEP MEDICINE** for a Special Permit pursuant to Section 230-15 B.(2)(e)[3] – Medical Office, to allow for a medical office on property located at **5232 Witz Drive, Tax Map No. 112.-06-13.5**, consisting of +/- 2 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.

7. **(DECISION)** Move the adoption of a resolution (approving/denying) Town Board Case #1258: **CNY PULMONARY AND SLEEP MEDICINE** for a Special Permit pursuant to Section 230-15 B.(2)(e)[3] – Medical Office, to allow for a medical office on property located at **5232 Witz Drive, Tax Map No. 112.-06-13.5**, consisting of +/- 2 acres of land. The property is located in the O-2 Office District.

8. **(SEQR)** Move the adoption of a resolution that **LOCAL LAW NO. 5 OF THE YEAR 2026** creating a new Town Code, Chapter 209 to be titled the “Town of Clay Battery Energy Storage System Law,” 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.

9. **(DECISION)** Move the adoption of a resolution (approving/denying) **LOCAL LAW NO. 5 OF THE YEAR 2026** creating a new Town Code, Chapter 209 to be titled the “Town of Clay Battery Energy Storage System Law.” The Town recognizes battery storage systems represent a reliable and renewable energy storage system but also recognizes the technology is new and that we do not have a governing ordinance to address the use. The purpose of the new Chapter is to create guidelines to help the Town properly site battery energy storage systems and to balance protection of our environment and the health and safety of our residents with the promotion of safe battery energy system uses.

10. **(SEQR)** Move the adoption of a resolution that **LOCAL LAW NO. 6 OF THE YEAR 2026**, for the adoption of a Temporary Moratorium prohibiting any zone change or special permit applications related to the establishment of large-scale data centers, artificial intelligence (“AI”) computing facilities, cryptocurrency mining operations, and similar high-intensity computing uses and complexes in the Town of Clay pending a study on the subject and the potential adoption of a new Local Law governing related applications, 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.

11. **(DECISION)** Move the adoption of a resolution (approving/denying) **LOCAL LAW NO. 5 OF THE YEAR 2026** creating a new Town Code, Chapter 209 to be titled the “Town of Clay Battery Energy Storage System Law.” The Town recognizes battery storage systems represent a reliable and renewable energy storage system but also recognizes the technology is new and that we do not have a governing ordinance to address the use. The purpose of the new Chapter is to create guidelines to help the Town properly site battery energy storage systems and to balance protection of our environment and the health and safety of our residents with the promotion of safe battery energy system uses.

12. **(SEQR)** Move the adoption of a resolution that the application of Town Board Case #1251: **THE RESERVE AT CLAY** for a Zone Change from RA-100 Residential Agricultural District to R-7.5 One-Family Residential to allow for future development of approximately 61 single-family residential lots on land located at **8201 Lawton Road and vacant lands Westerly, Tax Map Nos. 077.-26-01.1 and 077.-26-04**, consisting of +/- 20.18 acres of land, 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.

13. **(DECISION)** Move the adoption of a resolution (approving/denying) Town Board Case #1251: **THE RESERVE AT CLAY** for a Zone Change from RA-100 Residential Agricultural District to R-7.5 One-Family Residential to allow for future development of approximately 61 single-family residential lots on land located at **8201 Lawton Road and vacant lands Westerly, Tax Map Nos. 077.-26-01.1 and 077.-26-04**, consisting of +/- 20.18 acres of land.
14. **(DECISION)** Move the adoption of a resolution (approving/denying) the creation of a lighting district within the Town of Clay to be known as **“MICHAEL’S FARM LIGHTING DISTRICT NO.1”**.
15. **(DECISION)** Move the adoption of a resolution (approving/denying) the creation of a drainage district within the Town of Clay to be known as **“MICHAEL’S FARM DRAINAGE DISTRICT CONTRACT NO. 1”**.
16. **(DECISION)** Move the adoption of a resolution (approving/denying) the creation of a sewer district within the Town of Clay to be known as **“MICHAEL’S FARM SEWER DISTRICT CONTRACT NO. 1”**.
17. **(DECISION)** Move the adoption of a resolution (approving/denying) the creation of a water supply district within the Town of Clay to be known as **“MICHAEL’S FARM WATER DISTRICT CONTRACT NO. 1”**.
18. Move the adoption of a resolution calling a public hearing on **July 7, 2026**, commencing at **7:35 P.M.**, local time, to consider proposed **LOCAL LAW NO. 7 OF THE YEAR 2026**. Proposed local law would authorize adjustments to building permit fees for large-scale projects and permit Community Host Agreements.
19. Move the adoption of a resolution calling an informational hearing **July 7, 2026**, commencing at **7:38 P.M.**, local time, for proposed Community Host Agreement between the **Town of Clay and Micron New York Semiconductor Manufacturing, LLC**.