

AGENDA
TOWN BOARD MEETING
TOWN OF CLAY
September 9, 2026

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of August 17, 2026, Regular Town Board Meeting.
4. Correspondence.
5. Cancellations and/or requested adjournments.
6. **(SEQR/FINDINGS/DECISION)** For 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.
7. **(SEQR/FINDINGS/DECISION)** For 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.
8. **(SEQR/FINDINGS/DECISION)** For 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.

9. (7:35 P.M.) Public hearing to consider the application of Town Board Case #1259: **DELTA SONIC CAR WASH SYSTEMS, INC.**, to allow for a Special Permit pursuant to Section 230-16C.(2)(e)[3] - Automobile car wash facility, to allow for outdoor vacuums on property located at **3720, 3728-3770 Brewerton Road, Tax Map No. 118.-01-15.0**, consisting of +/- 3.64 acres of land. The property is located in the RC-1 Regional Commercial District.

10. (7:38 P.M.) Public hearing to consider **LOCAL LAW NO. 8 OF THE YEAR 2026**, for a proposed amendment to Section 230-16(A)(2) of the Town of Clay Zoning Ordinance to permit indoor & outdoor concerts as allowed uses within the Recreation (Rec-1) Zoning District and Limited Use District for Restaurants (LuC-2).

WHEREAS, the Town Board recognizes that periodically amending the Zoning Ordinance to address evolving community needs and recreational opportunities serves the public interest and promotes the appropriate use of land within the Town of Clay; and

WHEREAS, the purpose of the public hearing is to consider the appropriateness of permitting indoor & outdoor concerts as an allowed use within the **Recreation (Rec-1) Zoning District** and **Limited Use District for Restaurants (LuC-2)** through the addition of subsection (f) to Section 230-16(A)(2) of the Town of Clay Zoning Ordinance.

11. (7:41 P.M.) Public hearing to consider **LOCAL LAW NO. 9 OF THE YEAR 2026**, to amend 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.”

12. Move the adoption of a resolution accepting the **Financial Disclosure Audit** report completed and provided by the Town Clerk and Board of Ethics Committee for the year **2026**.

13. Move the adoption of a resolution calling a public hearing on **September 21, 2026**, commencing at **7:38 P.M.**, local time, 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.

14. Move the adoption of a resolution calling a public hearing on **September 21, 2026**, commencing at **7:41 P.M.**, local time, to consider **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.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Clay shall hold a public hearing on **September 21, 2026**, at **7:41 P.M.**, local time, to receive public comment and consider proposed amendments to the Electronic Message Sign provision of the Town of Clay Zoning Ordinance.