

AGENDA
TOWN BOARD MEETING
TOWN OF CLAY
September 21, 2026

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of September 9, 2026, Regular Town Board Meeting.
4. Correspondence.
5. Cancellations and/or requested adjournments.
6. **(DECISION)** Move the adoption of a resolution (approving/denying) **LOCAL LAW NO. 8 OF THE YEAR 2026** (f/k/a Local Law No. 9 of the year 2026), amending 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.”

7. **(7:35 P.M.)** Public hearing to consider Town Board Case #1260: **SAND HILL ACRES** for a Zone Change from RA-100 Residential Agricultural District to R-APT to Residential Apartment District to allow for future development of multi-family apartment buildings on property located at **Henry Clay Boulevard, Tax Map No. 062.-01-08.0**, consisting of +/- 17.54 acres of land. *(Referred to Planning Board and adjourned from the 08/17/2026 Town Board meeting. Received favorable recommendation from Planning Board)*
8. **(7:38 P.M.)** Public hearing 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.

9. (7:41 P.M.) Public hearing to consider **LOCAL LAW NO. 9 OF THE YEAR 2026** (f/k/a 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.

10. Move the adoption of a resolution calling a public hearing **October 5, 2026**, commencing at **7:35 P.M.**, local time, to consider the application of Town Board Case #1249: **THE BLUFFS AT VERPLANK ROAD/SSO HOLDINGS, LLC.**, for a Zone Change from RA-100 Residential Agricultural District to R-40 One-Family Residential District to allow for subdivision of lots for future construction of three single-family homes on land located on **Henry Clay Blvd, Tax Map No. 030.-01-01.0**, consisting of +/-5.46 acres of land.
11. Move the adoption of a resolution calling a public hearing **October 5, 2026**, commencing at **7:38 P.M.**, local time, to consider the application of Town Board Case #1262: **SWEETHEART CORNER REDEVELOPMENT/ANTHONY GIZZIE (STREAMLINE)** for a Special Permit pursuant to Section 230-16 C.(2)(e)[2] – Drive-in Service, to allow for drive-thru service for a proposed bank on land located at **5380 W. Taft Road, Tax Map No. 117.-10-20.1**, consisting of +/- 4.27 acres of land. The property is in the RC-1 Regional Commercial District.
12. Move the adoption of a resolution calling a public hearing **October 5, 2026**, commencing at **7:41 P.M.**, local time, to consider the application of Town Board Case #1263: **SWEETHEART CORNER REDEVELOPMENT/ANTHONY GIZZIE (STREAMLINE)** for a Special Permit pursuant to Section 230-16 C.(2)(e)[2] – Drive-in Service, to allow for drive-thru service for a proposed restaurant on land located at **5380 W. Taft Road, Tax Map No. 117.-10-20.1**, consisting of +/- 4.27 acres of land. The property is in the RC-1 Regional Commercial District.

13. Move the adoption of a resolution calling a public hearing on **October 5, 2026**, commencing at **7:44 P.M.**, local time, to consider **LOCAL LAW NO. 10 OF THE YEAR 2026**, amending Town Code of the Town of Clay Zoning Ordinance to permit Nightclub/Dance Hall (including indoor and outdoor concerts) as allowed uses within the Recreation Zoning District (Rec-1), by adding Section 230-14A.(2)(e)[2] and within the Limited Used District for Restaurants (LuC-2), by adding Section 230-16E.(2)(e)[1].
14. Move the adoption of a resolution calling a public hearing on **October 5, 2026**, commencing at **7:47 P.M.**, local time, to consider **LOCAL LAW NO. 11 OF THE YEAR 2026**, Amending provisions of the Town of Clay Code Chapter 5-Appearance Tickets.

WHEREAS, the Town Board recognizes that it is in the public interest to periodically review and amend the Town Code to reflect updated, streamlined and legal Code enforcement practices in the Town, and,

WHEREAS, the purpose of the public hearing is to consider amendments to Chapter 5-Appearance Tickets to more clearly define authority for issuing tickets in the Town to be updated and delegated to the Commissioner of Code Enforcement as well as Town Code Enforcement Officers and to consider amending the erroneous reference to Chapter 81 of the Code which has been repealed and replaced by Chapter 80,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Clay shall hold a public hearing on **October 5, 2026**, at **7:44 P.M.**, local time, to receive public comment and consider proposed amendments to **Chapter 5-Appearance Tickets** of the Town of Clay Code.

15. Move the adoption of a resolution authorizing the installation of (2) two Carriage C LED fixtures be installed on 16' fiberglass poles in **Harke Farms**, as shown on a sketch provided by National Grid. The estimated annual cost for the underground poles and lighting fixtures is \$437.28.

16. Move the adoption of a resolution approving a Professional Services Contract (Three Rivers Point Project)

WHEREAS, for more than 20 years, the Town of Clay has been working on the redevelopment of the historic Three Rivers area of the Town with property acquisition and associated environmental remediation programs, and,

WHEREAS, Plumley Engineering, P.C. has provided the Town with planning, Engineering and redevelopment support to the Town for more than 15 years, and most recently assisted the Town with the New York State Department of State Brownfield Opportunity Area (BOA) Pre-Development Project for Three River's Point, and,

WHEREAS, Plumley Engineering has performed extensive site surveys, archaeological investigations, wetland delineations and other professional services on the property and has developed extensive knowledge of the area, and,

WHEREAS, the next phase of necessary services anticipated through the New York State Canal Corporation and Department of State Local Waterfront Revitalization Program will require additional professional engineering and planning work to implement the Three Rivers Point Park Revitalization Project, and;

NOW THEREFORE, BE IT RESOLVED, that the Town Board does hereby approves the proposed engagement letter from Plumley Engineering, P.C. to conduct additional necessary engineering and other services for the project. A copy of the proposed agreement has been provided to the Town Board. This resolution also authorizes the Town Deputy Supervisor to execute same.