

UNAPPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on August 17, 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
Brian Bender	Commissioner Planning & Development
Robert Germain	Town Attorney
Ron DeTota	Town Engineer

ABSENT:

None

OTHERS PRESENT:

Russ Mitchell, and Hal Henty, Planning Board Members. 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 July 20, 2026 Regular Town Board Meeting. Motion was seconded by Councilor Capria.

Ayes – 6 and Noes – 0. *Motion carried. Councilor Gauthier abstaining, due to her absence from that meeting.*

CORRESPONDENCE:

Supervisor Ulatowski said the North Syracuse Central School District reached out and asked the Town for \$1,000,000.00. (see attached letter)

A resident who owns property on Rt. 31 directly across from Micron said he is still trying to get water to his home. He has spoken to the Town Board in the past and sent a registered letter on May 15, 2026. He continued, saying he reached out to OCWA, last year and was verbally quoted an estimate of \$200,000 to connect to public water. He contacted Jeff Brown, Executive Director of OCWA, this past May to inquire what the cost would be at this time, adding that his property is located directly across from Micron and is the only property in the affected area using ground water.

Mr. Brown responded that the cost for a 350' extension to the property, at this time would be \$40,000 to \$50,000, however, another option is to wait (several years) for a new water main to be installed along Route 31 for Micron. At that time the he would need to only pay for a new service (connection) which is currently \$2,240. He asked the Town Board to help find a solution.

REQUESTS for ADJOURNMENTS:

Item #9: LOCAL LAW NO. 8 OF THE YEAR 2026 will be recalled & readvertised with Zoning Districts Rec-1 & LuC-2 (removing NC-1)

REGULAR MEETING

SPECIAL PERMIT (SEQR) – Town Board Case # 1257 – AT&T MOBILITY:

Councilor Capria moved the adoption of a resolution that the application of Town Board Case #1257: **AT&T MOBILITY** for a Utility Substation Special Permit pursuant to Section 230-27 I.(2)(e)[1][g] – Utility Substation; Communication towers, radio and television towers, relay stations, or transmitting or booster antennas, to allow for installation and operations of an antenna and associated equipment cabinets and generator for AT&T's telecommunications network on property located at **7200 Henry Clay Blvd, Tax Map No. 106.-04-07.2**, consisting of +/- 3.61 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. Motion was seconded by Councilor Russell.

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

SPECIAL PERMIT (A) – Town Board Case # 1257 – AT&T MOBILITY:

Councilor Capria moved the adoption of a resolution **approving** Town Board Case #1257: **AT&T MOBILITY** for a Utility Substation Special Permit pursuant to Section 230-27 I.(2)(e)[1][g] – Utility Substation; Communication towers, radio and television towers, relay stations, or transmitting or booster antennas, to allow for installation and operations of an antenna and associated equipment cabinets and

generator for AT&T's telecommunications network on property located at **7200 Henry Clay Blvd, Tax Map No. 106.-04-07.2**, consisting of +/- 3.61 acres of land.

The property is located in the GOV-RA-100 District. Motion was seconded by Councilor Russell.

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

ZONE CHANGE (PH) – Town Board Case #1260 SAND HILL ACRES:

A 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.

Steve Calocerinos spoke on behalf of the applicant. He began by explaining the applicant is proposing a 40-unit apartment project, consisting of 5 two-story buildings with 8 units per building. The zoning would allow for 100 units; however, the wetlands would complicate it.

There was a discussion about public water, the owner will pay for the tie into the existing line and other residents (to the south) would have the ability to tie into it. There is an existing sanitary sewer line, and they are waiting for capacity assurance. County DOT said there will be no issues with the traffic that will be generated by this project.

Councilor Young asked how many units would be allowed in the R-APT zone. 100 units could be constructed in this zone.

Councilor Russell asked if the traffic study suggested lighted (signaled) intersection. Mr. Calocerinos said they are not recommending any improvements to Henry Clay Blvd.

John Scheibel said he has been involved with fire safety for much of his career and is concerned with only one entrance/exit; he brought up the fire that destroyed 24 units in an apartment complex in Baldwinsville, last year.

Several residents were present to ask questions and speak in opposition. One resident asked where exactly the buildings would be constructed. Mr. Calocerinos pointed out where the buildings would be. The resident indicated her property adding these will be directly behind her home. He explained the property line is 35' from the house and there will be shrubs/trees directly behind the line, then garages and then the building.

Some residents suggested other areas for the developer to construct apartments. Others voiced concerns about the increase in traffic and the close proximity to the existing residential homes. There being no additional questions or comments, the Supervisor referred to the Planning Board for recommendation.

LOCAL LAW NO. 8 OF THE YEAR 2026 (CPH) – amending Section 230-16(A)(2):

***RECALL & READVERTISE WITH ZONING DISTRICTS Rec-1 & LuC-2 (removing NC-1)**

Offensive Street Name Change (PH):

A public hearing to consider a petition to rename Plantation Boulevard to proposed name “Owen Honors Boulevard.” Was opened by the Supervisor; proof of publication and posting was furnished by the Town Clerk.

Supervisor Ulatowski said the Town Board decided to rename the street when it was brought to their attention. Upon research, the next closest area to use the name Plantation is South Carolina. The name plantation is suggestive of slavery, and the Board is sensitive to the negativity involved with the name.

Residents in the area were asked for input for the renaming of the street. There were 19 suggestions and Owen P. Honors Blvd. garnered the most support. Supervisor Ulatowski said that a new sign will be erected soon. He added that 911 suggested removing the middle initial (P.) to simplify the change.

Beverly Downing said that she is the sister-in-law of Owen Honors said that she could not be happier about the name change honoring OP.

Dick DeYullio agreed adding he worked with OP many years in the Clay Police Department and couldn't think of a better guy.

A resident from Wellington Manor said she knew nothing of the petition to change the name and didn't see this as prejudice name and has lived there for 10 years. She said that the name has been the same since 1968 and now she must go about making changes to all her documents, bank, drivers license, bills, everything... She said that she hopes they won't need to change it again.

Supervisor Ulatowski said he is happy to support this and closed the public hearing.

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

A public hearing 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. (*Adjourned from the 02/02/2026 Town Board Meeting and referred to the Planning Board; Adjourned from the 03/02/2026 Town Board meeting per applicant request; Adjourned from the 03/16/2026, 05/18/2026 & 06/15/2026 & 07/20/2026 Town Board meetings*) was opened by the Supervisor.

Olivia Sproviero was present on behalf of NexAmp and said she would like to move forward without starting from the beginning. She said that reapplying would be redundant and greatly jeopardize financing. Ms. Sproviero said they are on a tight timeline and hopes to expedite the process. She added they will need to obtain variances from the Zoning Board and asked if they are approved would they bypass the Planning Board and County Planning review.

Councilor Young reminded the moratorium is in effect until October 6, 2026, and the applicant could reapply then, following the new standards. Ms. Sproviero explained there is a timing issue. She asked for a continuation. Commissioner Bender suggested they withdraw the application and submit a new application (fee waived).

John Scheibel said he is concerned about the ability to handle fire and ensure the safety of the residents regarding the Federal Response Guide adding the amount of water required would number into the 100,000's within the 4-hour projected time frame and allow contamination of water sources.

Again, many residents voiced their concerns regarding noise, contamination and basically there being little or no advantage to the residents of the Town of Clay and only benefitting National Grid and NexAmp.

There being no additional questions or comments, the Supervisor closed the public hearing.

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

A public hearing 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. *(Adjourned from the 02/02/2026 Town Board Meeting and referred to the Planning Board; Adjourned from the 03/02/2026 Town Board meeting per applicant request; Adjourned from the 03/16/2026, 05/18/2026 & 06/15/2026 & 07/20/2026 Town Board meetings)* was opened by the Supervisor.

Olivia Sproviero was present on behalf of this NexAmp application as well and explained they will not pursue this application as it is in the RC-1. Supervisor Ulatowski **closed** this public hearing as well.

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

A public hearing 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. *(Adjourned from the 02/02/2026 Town Board Meeting and referred to the Planning Board; Adjourned from the 03/02/2026 Town Board meeting per applicant request; Adjourned from the 03/16/2026, 05/18/2026 & 06/15/2026, Adjourned from the 07/20/2026 Town Board meeting per applicant request)* was opened by the Supervisor.

Emma Thomas spoke on behalf of this application and stated they are also pretty far along in the process, adding they have updated the document and tweaked the site plan. She also asked the Board to allow them to submit the application now so they can pick up when the moratorium ends. Commissioner Bender again said no they reapply once the moratorium is over.

There being no more questions or comments, the Supervisor **closed** the public hearing.

SPECIAL PERMIT (CPH) TOWN Board Case # 1259 – DELTA SONIC CAR WASH SYSTEMS, INC.:

Councilor Capria moved the adoption of a resolution calling a public hearing **September 9, 2026**, commencing at **7:35 P.M.**, local time, 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. Motion was seconded by Councilor Russell.

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

LOCAL LAW NO. 8 OF THE YEAR 2026 (CPH) – amending Section 230-16(A)(2):

Councilor Russell moved the adoption of a resolution calling a public **September 9, 2026**, commencing at **7:38 P.M.**, local time, 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; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Clay shall hold a public hearing on **September 9, 2026**, at **7:38 P.M.**, to receive public comment and consider a proposed amendment to Section 230-16(A)(2) of the Town of Clay Zoning Ordinance to permit indoor & outdoor concerts as an allowed use within the **Recreation (Rec-1) Zoning District and Limited Use District for Restaurants (LuC-2)**. Motion was seconded by Councilor Bick.

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

LOCAL LAW NO. 9 OF THE YEAR 2026 TO AMEND Town Code Section 197-3B:

Councilor Wisnowski moved the adoption of a resolution calling a public hearing **September 9, 2026**, commencing at **7:41 P.M.**, local time, to consider **LOCAL LAW NO. 9 OF THE YEAR 2026**, to amend Town Code Section 197-3B., adding the word “snow blow,” and “roof rake” and removing the word “driveway,” 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 **driveway 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 **driveway property** or onto the property of another without that person's consent.” Motion was seconded by Councilor Young.

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

PREVALING WAGE ADJUSTMENT (A) -Custodial Services:

Councilor Wisnowski moved the adoption of a resolution approving a prevailing wage adjustment to the custodial services contract with Mozaic Chapter, NYSARC, INC. (formerly Oswego Industries, Inc.) a division of New York State Industries for the Disabled (NYSID), for cleaning services at the Town of Clay Town Hall, 4401 State Route 31, Clay, NY. In accordance with New York State Labor Law §220 and updated prevailing wage rates issued by the New York State Department of Labor, the total annual contract amount will increase from \$50,742.26 to \$54,283.11 (\$4,523.59 per month), effective July 1, 2026. The Town Supervisor is authorized to execute all necessary documents to implement this adjustment. Motion was seconded by Councilor Young.

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

Project (water) (A) – SUMMERWOOD WATER SUPPLY DISTRICT:

Councilor Young moved the adoption of a resolution approving and authorizing the addition of **4793 Buckley Road, Tax Map No. 088.-01-13.1** to the **Summerwood Water Supply District**, as requested by the property owner, Steven Calocerinos, pursuant to a petition dated June 15, 2026. The property owner agrees to pay all costs associated with the proposed connection and further agrees to pay all annual Town and County operation and maintenance charges thereafter. Motion was seconded by Councilor Russell.

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

ADDITIONAL AGENDA

Offensive Street Name Change (A/D):

Councilor Bick moved the adoption of a resolution to rename Plantation Boulevard in the Town of Clay to Owen Honors Boulevard; and

WHEREAS, Onondaga County 911 requires that name changes to any roadways be identified, numbered and clearly marked for emergency response purposes; and

WHEREAS, the Town of Clay has petitioned Onondaga County 911 to reserve and utilize the name “**Owen Honors Boulevard**” and they have determined that no conflicts exist and the proposed name is available; and,

WHEREAS, Onondaga County 911 has reviewed the name and concurs with the same; and

WHEREAS, the Town of Clay must accept or deny the proposed street name; and,

NOW THEREFORE, BE IT RESOLVED, the Town Board of the Town of Clay hereby approves the renaming of Plantation Boulevard for its full length to Owen Honors Boulevard. Motion was seconded by Councilor Russell.

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

Certiorari Action (settlement) - Rite Aid Corporation:

Councilor Bick moved the adoption of a resolution settling the matter of **Rite Aid Corporation v. Town of Clay Board of Assessment Review et. Al.** according to the proposed Court Order and authorizing the Town to pay the Petitioner the sum of \$6,968.70 by check payable to Jacobson Law Firm P.C. representing the overpayment of the Petitioner’s Town taxes to the Town for the 2024 tax year. This resolution also authorizes the Town Deputy Supervisor and Town Attorney to execute any necessary documents. Motion was seconded by Councilor Capria.

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

PERSONNELL - RESIGNATION (Not on the Agenda):

Supervisor Ulatowski began by reading the following:

Please accept this letter as my official resignation as Supervisor of the Town of Clay, effective September 1, 2026.

As I step down from my role as Supervisor, I am looking forward to retirement and to having more time to spend with my family as I begin the next chapter of my life.

It has been a privilege to serve the Town of Clay, and I have always valued and respected the Town Board’s perspectives and contributions on matters affecting our community. I am confident that I am leaving the Town in good hands and that the Board and staff will continue the work of making Clay a great place to live, work and raise a family.

I wish each of you all the best, and I look forward to seeing the Town of Clay continue to grow and prosper in the years ahead.

Many people stood and applauded, wishing him well in his retirement. He said that he is confident in leaving with the Deputy Supervisor at the helm and the Board working well together.

ADJOURNMENT

The meeting was adjourned at 8:45 P.M. upon motion by Councilor Young and seconded by Councilor Russell.

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

Jill Hageman-Clark RMC / Town Clerk



Dr. Terry L. Ward, II
Superintendent of Schools
5355 West Taft Road
North Syracuse, NY 13212
315-218-2150
August 6, 2026

Dr. Terry L. Ward, II
Superintendent of Schools

www.nscsd.org

Mr. Damian M. Ulatowski
Town Supervisor
Clay Town Hall
4401 State Route 31
Clay, NY 13041

Dear Damian:

Thank you for all of the work that you have done to bring Micron to Central New York.

As the North Syracuse Central School District (NSCSD) family watches the landscape of our community transform with the construction of the Micron semiconductor fab, we are deeply mindful of the profound responsibility and opportunity this brings. This facility is not just an industrial milestone, it is the future workplace of our current students. As the Superintendent of Schools, my primary mission is ensuring our young people are fully equipped to step into that future.

Because Micron is entirely located within the NSCSD, we are uniquely positioned to be Micron's most vital local talent incubator. Our students feel an immediate, personal connection to Micron. They have participated in Micron Chip Camps, facilitated by NSCSD staff, at both our facilities and at Onondaga Community College (OCC).

To bridge the gap between our classrooms and Micron's cleanrooms, we must build a STEM and Career & Technical Education (CTE) Center at our Cicero-North Syracuse (CNS) High School. Our teachers will require a significant amount of training to support our students in this new facility.

As you know, New York State Property Tax law dictates that all PILOT (Payment in Lieu of Taxes) payments made by Micron to the school district must be used to lower the community's tax levy. As a result, these payments are not available to fund the necessary training and professional development for our teachers.

Therefore, I am formally requesting a \$1 million grant from the Town of Clay. These funds would be used to pay for the professional development of our teachers. I would appreciate the opportunity to meet with you in person to share our preliminary plans for the new facility and discuss how critical teacher professional development is to our ability to provide Micron with skilled workers.

Thank you for your continued support of the North Syracuse Central School District.

Sincerely,

Dr. Terry L. Ward, II
Superintendent of Schools

cc: Joseph A. Bick, Deputy Supervisor
David A. Capria, Councilor-School District Liaison