

AGENDA
TOWN BOARD MEETING
TOWN OF CLAY
October 5, 2026

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of September 21, 2026, Regular Town Board Meeting.
4. Correspondence.
5. Cancellations and/or requested adjournments.

a. Item #12: Town Board Case #1249 will be adjourned to 10/19/2026 Town Board Meeting, per applicant request.

6. **(SEQR)** Move the adoption of a resolution that the application of 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, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project (will/will not) have a significant effect on the environment and therefore (does/does not) require the preparation of an EIS.
7. **(DECISION)** Move the adoption of a resolution (approving/denying) 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.
8. **(SEQR)** Move the adoption of a resolution that the application of 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, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project (will/will not) have a significant effect on the environment and therefore (does/does not) require the preparation of an EIS.

9. **(DECISION)** Move the adoption of a resolution (approving/denying) 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.
10. **(SEOR)** Move the adoption of a resolution that **LOCAL LAW NO. 9 OF THE YEAR 2026** (f/k/a Local Law No. 10 of the year 2026), amending Section 230-22(C)(1)(c)[1] of the Town of Clay Zoning Ordinance adding 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, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed (will/will not) have a significant effect on the environment and therefore (does/does not) require the preparation of an EIS.
11. **(DECISION)** Move the adoption of a resolution (approving/denying) **LOCAL LAW NO. 9 OF THE YEAR 2026** amending Section 230-22(C)(1)(c)[1] of the Town of Clay Zoning Ordinance adding 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.
12. **(7:35 P.M.)** Public hearing 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. ***Per e-mail received 09/22/2026, applicant requested tan adjournment to 10/19/2026 Town Board Meeting (7:38 P.M.)**

13. (7:38 P.M.) Public hearing 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 at the existing building 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.
14. (7:41 P.M.) Public hearing to consider 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.
15. (7:44 P.M.) Public hearing to consider **LOCAL LAW NO. 10 OF THE YEAR 2026** (f/k/a 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.

16. Town Clerk presents the **2027 TOWN OF CLAY TENTATIVE BUDGET** to the Town Board Members pursuant to Town Law.
17. Move the adoption of a resolution calling a public hearing on **October 19, 2026**, commencing at **7:41 P.M.**, local time, to consider **LOCAL LAW NO. 11 OF THE YEAR 2026** pursuant to Section 487 of the Real Property Tax Law (RPTL) to “opt out” of allowing real property tax exemptions pursuant to Section 487 of the PRTL and declare Battery Energy Storage Systems fully taxable in the Town of Clay.
18. Move the adoption of a resolution calling a public hearing on **October 19, 2026**, commencing at **7:44 P.M.**, local time, to consider a six (6) month extension to **LOCAL LAW NO. 3 OF THE YEAR 2026**. The purpose of said local law is to prohibit the consideration of any and all applications for zone changes, special permits, and other development related land use decisions related to battery storage systems in the Town to allow time for the Town Board to research and consider the adoption of new Town Code provisions related to battery storage systems.

19. Move the adoption of a resolution approving a **Professional Service Agreement** between the **Town of Clay** and **Colliers Valuation and Advisory Services** for the purpose of providing appraisal services in connection with a tax certiorari proceeding; and that the cost of such appraisal services shall be shared equally, fifty percent (50%) by the Town of Clay and fifty percent (50%) by the Liverpool School District; and authorizing the Town Attorney to execute any and all documents necessary, therefore.