

AGENDA
TOWN BOARD MEETING
TOWN OF CLAY
November 4, 2026

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of **September 21, 2026 & October 19, 2026**, Regular Town Board Meetings.
4. Correspondence.
5. Cancellations and/or requested adjournments.
6. **(SEOR)** Move the adoption of a resolution 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 **3728-3770 Brewerton Road, Tax Map No. 118.-01-15.0**, consisting of +/- 0.61 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/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 #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 **3728-3770 Brewerton Road, Tax Map No. 118.-01-15.0**, consisting of +/- 0.61 acres of land. The property is located in the RC-1 Regional Commercial District.
8. **(SEOR)** Move the adoption of a resolution that 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, 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 #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.
10. **(SEOR)** Move the adoption of a resolution that 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, 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.
11. **(DECISION)** Move the adoption of a resolution (approving/denying) 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.
12. **(SEOR)** Move the adoption of a resolution that 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, 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.
13. **(DECISION)** Move the adoption of a resolution (approving/denying) 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.

14. **(SEOR)** Move the adoption of a resolution that **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, 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.
15. **(DECISION)** Move the adoption of a resolution (approving/denying) **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.
16. **(7:35 P.M.)** Public hearing to consider the adoption of the proposed **2027 Special Districts Budget** for the Town of Clay.
17. **(7:38 P.M.)** Public hearing to consider the adoption of the proposed **2027 Fire Protection Budget for the Town of Clay**.
18. **(7:41 P.M.)** Public hearing to consider the adoption of the proposed **2027 Uniform Water Budget for the Town of Clay**.
19. **(7:44 P.M.)** Public hearing to consider the adoption of the proposed **2027 Preliminary Budget for the Town of Clay** as the adopted budget.
20. **(7:47 P.M.)** Public hearing to consider Town Board Case #1265: **TOCCO VILLAGGIO PDD AMENDMENT**, for a Zone Change from RA-100 Residential Agricultural District to PDD Planned Development District on land located at **5509 State Route 31, Tax Map No. 051.-01-01.0**, to allow for modification of the existing Tocco Villaggio Planned Development District (PDD) to allow mixed use per recommendation of the Onondaga County Planning Board. The property consists of +/- .54 acres of land. *(Parcels already included in Tocco Villaggio PDD zoning are State Route 31, Tax Map No. 051.-01-02.1, Tax Map No. 051.-01-02.4, Tax Map No. 051.-02-01.0. All parcels combined consist of +/- 40.62 acres of land.)*

21. (7:50 P.M.) Public hearing to consider the application of Town Board Case #1267: **WETZEL BESS A & B/CARSON POWER, LLC.**, for a Special Permit pursuant to Chapter 209 to allow for a Tier Three Battery Energy Storage System on land located at **7846 Goguen Drive, Tax Map No. 087.-01-53.0 & Goguen Drive, Tax Map No. 087.-01-08.2**, consisting of +/- 2.65 acres of land. The property is located in the I-1 Industrial Zoning District.
22. Move the adoption of a resolution approving and adopting the proposed **2027 Special Districts Budget** for the Town of Clay.
23. Move the adoption of a resolution approving and adopting the proposed **2027 Fire Protection Budget** for the Town of Clay.
24. Move the adoption of a resolution approving and adopting the proposed **2027 Uniform Water Budget** for the Town of Clay.
25. Move the adoption of a resolution approving and adopting the **PRELIMINARY BUDGET** as (proposed or modified), as the **TOWN OF CLAY ANNUAL BUDGET** for the fiscal year commencing **January 1, 2027**.
26. Move the adoption of a resolution authorizing the Town Supervisor to renew an existing agreement with NYSID/Mozaic Chapter, NYSARC, Inc. (f/k/a Oswego Industries, Inc.) under the same terms and conditions for **JANITORIAL/CLEANING SERVICES FOR THE TOWN OF CLAY TOWN HALL BUILDING** for one (1) year, commencing November 4, 2026, and terminating November 4, 2027. The original agreement allows for two additional one-year renewal periods under the same terms and conditions.
27. Move the adoption of a resolution calling a public hearing on **November 16, 2026**, commencing at **7:35 P.M.**, local time, to consider Town Board Case #1261: **NORTHLAND COMMONS/LJB COMPANIES, LLC./DEREK C. PERSSE** for a Zone Change from RA-100 Residential Agricultural District to PDD Planned Development District on land located at **4647 State Route 31, Tax Map Nos. 045.-01-05.1, 044.-01-29.1 and part of 045.-01-03.1**, consisting of +/- 50 acres of land, to allow for mixed-use development.

28. Move the adoption of a resolution authorizing and supporting a Grant Application to the New York State Canal System Tourism Infrastructure and Event Grant Program to improve connectivity between Lock 23 State Canal Park and the Project Green Center through pedestrian access and supporting trail elements.

WHEREAS, the Town of Clay recognizes the vital importance of parks, recreational facilities, trails, open spaces, and community amenities in promoting the health, well-being, and quality of life of its residents; and

WHEREAS, the Town established the Project Green Center as an educational and recreational resource to promote appreciation of, and engagement with, the natural environment; and

WHEREAS, the Project Green Center abuts Lock 23 State Canal Park, and establishing safe and convenient connections between the two facilities will enhance accessibility and provide visitors with greater opportunities to enjoy and experience these community amenities; and

WHEREAS, the Town seeks the maximum available grant award of \$24,000, requiring a fifty-percent local match, and anticipates completing the project within a twelve-month period; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Clay hereby supports the submission of a grant application to the New York State Canal Corporation's Tourism Infrastructure and Amenity Support Program to obtain funding for enhancing the connection between the Lock 23 State Canal Park and the Project Green Center; and

BE IT FURTHER RESOLVED, that the Town Board authorizes the Supervisor, Commissioner of Recreation, and Commissioner of Planning and Development, and such other Town officials as may be necessary to prepare, submit, and execute all documents associated with the grant application and administration thereof.