AGENDA

TOWN BOARD MEETING

TOWN OF CLAY

November 16, 2026

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of November 4, 2026, Regular Town Board Meeting.
4. Correspondence.
5. Cancellations and/or requested adjournments.
6. ***(7:35 P.M.)*** Public hearing 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.
7. Move the adoption of a resolution calling a public hearing on **December 7, 2026**, commencing at **7:35 P.M.,** local time, to consider Town Board Case #1266: **B&C STORAGE – NORTH SYRACUSE**, to allow for a Zone Change from R-10 One-Family Residential District to HC-1 Highway Commercial District on land located at **7500 Buckley Road, Tax Map No. 097.-01-03.1**, consisting of +/- 10.17 acres of land, to establish uniform zoning across the entire parcel.
8. Move the adoption of a resolution calling a public hearing on **December 7, 2026**, commencing at **7:44 P.M.,** local time, to consider Town Board Case #1268: **STEWART'S SHOPS CORP./KIMBROOK ROUTE 31 DEVELOPMENT, LLC.,** for a Special Permit pursuant to Section 230-16 C.(2)(e)[7] – Gasoline Service Station, to allow for a Gasoline Service Station on land located at **3566 State Route 31, Tax Map No. 052.-02-11.1**, consisting of +/- 1.75 acres of land. The property is located in the RC-1 Regional Commercial Zoning District.

9. Move the adoption of a resolution calling a public hearing on **December 7, 2026**, commencing at **7:47 P.M.,** local time, to consider Town Board Case #1269: **STEWART'S SHOPS CORP./KIMBROOK ROUTE 31 DEVELOPMENT, LLC.,** for a Special Permit pursuant to Section 230-17E.(2)(a)[6] - Bulk storage, liquid or gaseous hazardous materials, to allow for a Propane Storage on land located at **3566 State Route 31, Tax Map No. 052.-02-11.1**, consisting of +/- 1.75 acres of land. The property is located in the RC-1 Regional Commercial Zoning District.

10. Move the adoption of a resolution calling a public hearing on **December 7, 2026**, commencing at **7:50 P.M.,** local time, to consider **LOCAL LAW NO. 12 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].

11. Move the adoption of a resolution authorizing the advertisement of bids for the **CLAY PARK CENTRAL UTILITY EXTENSION PROJECT** within the Town of Clay. Said bids to be received until **December 16, 2026,** at **2 P.M.,** local time, at the office of the Town Clerk at which time all submitted Bids will be opened and read aloud.