UNAPPROVED

At the REGULAR MEETING of the Town Board, Town of Clay, Onondaga County, held at the Town Hall, Clay, New York on November 16, 2026, at 7:30 P.M., there were:

PRESENT:

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, Hal Henty and Paul Graves, Planning Board Members Mike Redhead, Fire Inspector.

The meeting was called to order by Deputy Supervisor Bick at 7:30 P.M. All present joined in the Pledge of Allegiance.

APPROVAL of MINUTES:

No Action

CORRESPONDENCE:

Deputy Supervisor Bick explained over the past 15 years the Town of Clay applied for and obtained over 9 million dollars in grant funding from New York State and Onondaga County. This includes 1.1 million from the Canal Corp for the Three Rivers Site and 4 million from Onondaga County for water improvements.

He asked if anyone wished to address the Board on anything not on the agenda.

Several residents spoke in opposition of Airbnb's in residential neighborhoods, adding that other Towns have passed local laws restricting this activity. They discussed the safety of the neighborhoods and a decline in property values.

A resident from Nestling Duck said that short term rentals should not be allowed in residential neighborhoods and should be limited to commercially zoned areas. He explained Liverpool has had an influx of strange people and he does not want to wake up near transients. He continued, sex offenders are required to register where they live, he is concerned short term rentals may not fall under that requirement. He suggested that if they are allowed, at the very least, the owner of the property's contact information should be available to neighbors.

He continued, stating when a (trash) transfer station was proposed everyone was concerned about the property values in Pompton Knolls. He said this would be no different. Dewitt took care of the problem in their town he concluded.

Deputy Supervisor Bick asked if he is asking for regulations. He said NO COMMERCIAL Property in Residential areas adding that Airbnb's will be popping up all over the town. Deputy Supervisor Bick said they will discuss the best way to address this. The resident said he prays common sense will prevail and adding, the Town of Clay will have excellent opportunities with Micron.

REQUESTS for ADJOURNMENTS:

None

REGULAR MEETING

ZONE CHANGE (PH) – Town Board Case # 1261 - NORTHLAND COMMONS/LJB COMPANIES, LLC./DEREK C. PERSSE:

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, was opened by the Deputy Supervisor Bick.

Dereck Persse applicant spoke on behalf of the application; also present was Julian Clark of Plumley Engineering. Mr. Persse began by distributing maps and color photos depicting the project. They are proposing a PDD on ± 50 acres of land on the north side of Route 31. Three parcels will be combined (currently zoned RA-100). There will be five four-story apartment buildings, two four-story buildings (total of 453 units), in addition to a community center, a daycare facility, recreation area, dog park with a dog daycare on site, a forever green area (buffer) with walking trails.

They are proposing three commercial buildings; so far, they are entertaining a regional coffee shop, financial office and convenience store with other potential tenants to serve the community's needs. He added that not all of the amenities would be available to non-residents.

Deputy Supervisor Bick asked if this were zoned R-Apt how many units would be allowed. Commissioner Bender said the Code would allow 318 units. Mr. Persse said that the County (Onondaga) recommended adding a story for more density. The Deputy Supervisor asked if any variances would be needed. No, not for a PDD. He asked if the building height would comply with the Code. The applicant said there is not a height restriction in the PDD, adding Tocco Villagio is 5 stories high.

Councilor Gauthier asked if it would be a mix of 1,2 &3 bedroom apartments. The applicant said it would, there will be no studio apartments. He continued, there will also be a guest apartment in each building for visits from resident extended friends and families as well as emergency housing for the Red Cross etc.; there will also be trash chutes so residents will not have to take trash out to dumpsters.

Deputy Supervisor Bick asked if the applicant had contacted the IDA about a PILOT. Mr. Persse said he had not and does not plan to. Councilor Gauthier asked if approval can be contingent upon no pilot. Councilor Young agreed that it could.

This development will abut David's Landing and the applicant has reached out to them to inquire about connectivity for both. Mr. Persse said they have had positive feedback from Onondaga County DOT and are offering a light at Grange Road and Route 31 with three separate driveways. The driveway to the west will be right-in right-out only.

The commercial/retail will face Route 31 and the residential will be at the north portion of the parcel. The two-story community building will be at the south west corner of the parcel. There will be 190 garage spots and 703 parking spots with 18 disabled parking spaces.

A resident suggested that the Town of Clay needs affordable housing, adding, employees from Amazon are having a difficult time finding places to live close by as well as seniors that are living on a fixed income. Mr. Persse said it is difficult to provide affordable housing without looking into a PILOT, adding that the PILOT allows them to pay the wages.

There being no more questions, Deputy Supervisor Bick referred this to the Planning Board for review and recommendation. Councilor Young moved the adoption of a resolution **adjourning** the public hearing to **January 1, 2027 at 7:35 PM.** Motion was seconded by Councilor Capria.

Ayes – 6 and Noes – 0. *Motion carried.*

ZONE CHANGE (CPH) – Town Board Case # 1266 - B&C STORAGE – NORTH SYRACUSE:

Councilor Russell moved 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. Motion was seconded by Councilor Wisnowski.

Ayes – 6 and Noes – 0. *Motion carried.*

SPECIAL PERMIT (CPH) Town Board Case # 1268 - STEWART'S SHOPS CORP./KIMBROOK ROUTE 31 DEVELOPMENT, LLC:

Councilor Capria moved 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. Motion was seconded by Councilor Russell.

Ayes – 6 and Noes – 0. *Motion carried.*

SPECIAL PERMIT (CPH) Town Board Case # 1269 - STEWART'S SHOPS CORP./KIMBROOK ROUTE 31 DEVELOPMENT, LLC

Councilor Capria moved 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. Motion was seconded by Councilor Russell.

Ayes – 6 and Noes – 0. *Motion carried.*

LOCAL LAW NO. 12 OF THE YEAR 2026 Amending The Town of Clay Zoning Ordinance Adding Section230-14A(2)(e)[2] and Section 230-16E(2)(e)[1] (CPH):

Councilor Gauthier moved 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]. Motion was seconded by Councilor Wisnowski.

Ayes – 6 and Noes – 0. *Motion carried.*

Bid Advertisement - CLAY PARK CENTRAL UTILITY EXTENSION PROJECT:

Councilor Young moved 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. Motion was seconded by Deputy Supervisor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*

ADJOURNMENT

The meeting was adjourned at 8:19 P.M. upon motion by Councilor Young and seconded by Deputy Supervisor Bick.

Ayes – 6 and Noes – 0. *Motion carried.*

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Jill Hageman-Clark RMC / Town Clerk