

**AGENDA**  
**TOWN BOARD MEETING**  
**TOWN OF CLAY**  
**March 17, 2025**

1. Call to Order.
2. Pledge of allegiance.
3. Approve the minutes of the March 3, 2025, Regular Town Board Meeting.
4. Correspondence.
5. Cancellations and/or requested adjournments.
6. **(SEOR)** Move the adoption of a resolution regarding the application of Town Board Case #1212: **MIRABITO ENERGY PROJECTS/KELLY-TOBIN DEVELOPMENT CORP.**, for a Special Permit pursuant to Section 230-16 B.(2)(e)[7] – Drive-in Service to allow for a drive-thru coffee shop on land located at **Route 31 at Lawton Road, Tax Map No. 077.-34-17.1** consisting of +/-9.57 acres of land, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project (may/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 #1212: **MIRABITO ENERGY PROJECTS/KELLY-TOBIN DEVELOPMENT CORP.**, for a Special Permit pursuant to Section 230-16 B.(2)(e)[7] – Drive-in Service to allow for a drive-thru coffee shop on land located at **Route 31 at Lawton Road, Tax Map No. 077.-34-17.1** consisting of +/-9.57 acres of land. The property is located in the HC-1 Highway Commercial District.
8. **(SEOR)** Move the adoption of a resolution regarding the application of Town Board Case #1213: **MIRABITO ENERGY PROJECTS/KELLY-TOBIN DEVELOPMENT CORP.**, for a Special Permit pursuant to Section 230-16 B.(2)(e)[7] – Drive-in Service to allow for a drive-thru bank on land located at **Route 31 at Lawton Road, Tax Map No. 077.-34-17.1** consisting of +/-9.57 acres of land, is an unlisted action with a completed EAF and involves no other permit granting agency outside the Town. The proposed project (may/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 #1213: **MIRABITO ENERGY PROJECTS/KELLY-TOBIN DEVELOPMENT CORP.**, for a Special Permit pursuant to Section 230-16 B.(2)(e)[7] – Drive-in Service to allow for a drive-thru bank on land located at **Route 31 at Lawton Road, Tax Map No. 077.-34-17.1** consisting of +/-9.57 acres of land. The property is located in the HC-1 Highway Commercial District.
  
10. **(7:35 P.M.)** Public hearing to consider the application of Town Board Case #1222: **SONBYRNE SALES, INC./CLAY-DOLSHIRE BYRNE DAIRY**, for a Special Permit pursuant to Section 230-16C.(2)(e)[7] – Gasoline Service Station, to allow for construction of a convenience store and gasoline service station on land located at **7190 Buckley Road, Tax Map No. 117.-02-47.0**, consisting of +/-2.47 acres of land.
  
11. **(7:38 P.M.)** Public hearing to solicit from Town of Clay residents their comments and input regarding the use of funds by the Town of Clay with respect to the applications for funding and for the five (5) year plan, filed with **ONONDAGA COUNTY COMMUNITY DEVELOPMENT** for the year **2025**.
  
12. Move the adoption of a resolution calling a public hearing on **April 7, 2025**, commencing at **7:35 P.M.**, local time, to consider the application of Town Board Case #1223: **NORTHERN CREDIT UNION** to allow for a Zone Change from PDD Planned Development District & R-10 Residential District to NC-1 Neighborhood Commercial District on land located at **5004-5008 West Taft Road, Tax Map Nos. 116.1-01-04.1 and 116.1-01-05.0** to allow for construction of a Bank/Credit Union with a drive-in service on +/-2.52 acres of land.
  
13. Move the adoption of a resolution calling a public hearing on **April 7, 2025**, commencing at **7:38 P.M.**, local time, to consider the application of Town Board Case #1224: **MCDONALD’S USA LLC.**, for a Special Permit pursuant to Section 230-16 C. (2)(e)[2] – Drive in Service, to allow for a restaurant with a drive-thru on land located at **4979 W. Taft Road, Tax Map No. 107.-20-01.1**, consisting of +/- 1.33 acres of land. Property is located in the RC-1 Regional Commercial District and LuC-1 Limited Use for Gasoline Services districts.

14. Move the adoption of a resolution that the Town of Clay hereby establishes the **STANDARD WORK DAYS** for elected and appointed officials who choose to participate in the New York State Retirement System, and will report the days worked to the New York State and Local Employee's Retirement System based on the record of activities maintained and submitted by the officials to the Town Clerk of the Town of Clay, all as shown on a resolution to be filed in the Town Clerk's office and posted on the Town of Clay website and posted on the Official Board, located at 4401 State Route 31, Clay, NY 13041 for no less than 30 days after the adoption of such resolution, as required by the State Comptroller's office.
  
15. Move the adoption of a resolution authorizing a sewer lateral connection, pursuant to the written request of **Empire Management of CNY, Inc./Brew Team NY, LLC**, (property owner), to the existing sewer district of Fay Road Sewer District Ley Creek Sanitary District Extension No. 1, for property located at **3906 Brewerton Road, North Syracuse, New York, Tax Map No. 118.-01-07.1**. The cost of construction will be at no cost to the Town of Clay. The property owner agrees to pay all costs (Town and private) associated with the sanitary sewer connection as well as the Town of Clay Operation and Maintenance charges as annually assess, and the County Sanitary District Charges. The property owner further agrees to pay all annual Town and County charges thereafter. This resolution is contingent upon receipt of \$700.00 for engineering, legal and administrative fees.