

APPROVED

The Regular Meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 8th day of October 2025. The meeting was called to order by Chairman Mitchell at 7:30 p.m. All joined in the Pledge of Allegiance and upon roll being called the following were:

<u>PRESENT:</u>	Russ Mitchell	Chairman
	Michelle Borton	Deputy Chair
	Karen Guinup	Member
	Hal Henty	Member
	Jim Palumbo	Member
	Paul Graves	Member
	Marie Giannone	Secretary to Planning Board
	Kathleen Bennett	Planning Board Attorney
	Ron DeTota	Planning Board Engineer
<u>OTHER:</u>	Caitlin Choberka	Project Engineer, C&S Companies
	Brian Bender	Commissioner of Planning & Development
<u>ABSENT:</u>	Al McMahon	Member

A motion was made by Mr. Graves and seconded by Mr. Palumbo to approve the minutes of the September 24, 2025 regular meeting.

Motion Carried: 6-0.

Public Hearings:

New Business:

*Case #2025-043 - **J. Alberici & Sons, Inc. (Hinerwadels)** (5) – 5300 West Taft Road – Zone Change Referral

Mr. Ben Harrell, CHA, is present to address the board on behalf of the applicant. The applicant is proposing a zone change on four parcels of 29.1 acres from Limited Use/Restaurant (LUC-2) and One Family Residential (R-10) zoning districts to Office (O-2) and One Family Residential R-7.5 zoning districts to allow for residential and commercial development. The proposal is to have 80 to 90 single family dwellings, a day care center and a low intensity office building near the West Taft Road frontage. Vehicle and pedestrian cross connections to the adjacent Wally Road and Maple Lane are shown on the drawing and has been encouraged by the Onondaga County Planning Board (OCPB).

Mr. Harrell stated O-2 allowed uses: Office building, parks/playground, construction facility, school, day care center, religious institution, library, community center (by town board special permit, emergency vehicle station, bank/credit union, medical office, drive in service or secondary service. Mr. Harrell said one of these uses would be for a day care center and the other is not known yet but anticipating a low intensity office. (This is shown on the drawing). There will be a connection to Wally Road as requested by the Clay Town Board and another access along West Taft Road from Rockland Drive. Four of the existing driveways have been removed. Mr. Harrell concluded his presentation.

Chairman Mitchell asked if a traffic light will be put up on West Taft Road. Mr. Harrell said they are waiting on the results of the traffic study and it is likely a light will be required but not sure at this time. The chairman asked how many units are planned. Mr. Harrell said 80-90 single family units based on stormwater calculations.

Chairman Mitchell stated that the zoning shown is O-2 Office which is the least intrusive business put there. As an example, the zoning was changed to O-2 on West Taft Road at the Wegmans traffic light to allow for the Northern Credit Union which again is the least intrusive business for the area.

Chairman Mitchell asked the board if there are any questions.

Mr. Graves asked if the NYS DOT knows about the connection to Wally Road. Mr. Harrell said that this is all part of SEQR. Mr. Harrell said the Clay Town Board asked for this connection to Wally Road be included in the plan.

Chairman Mitchell said this is a public hearing and asked if there are any questions/concerns.

Ms. Laura Johnson, Fay Park Drive, N. Syracuse asked about the location of this development as her home backs up to Hinerwadels. Mr. Harrell refers to the drawing and her home location. Chairman Mitchell said there will be setbacks. She asked about an access road by airport plaza. The chairman said all the comments/concerns are taken into consideration and protect the residents as best as this board can do.

Mr. John Smith, 132 Wally Road, questioned how residents are notified about projects in their area. Also asked about the price of the homes being built. Chairman Mitchell said neighbors are notified in the immediate area within 200 ft of the project but the town's website is up to date with agenda and legal notices of upcoming meetings for the residents. Mr. Smith is also concerned with the noise in the area.

Chairman Mitchell interjected and said this project was brought up to the planning board about a month ago and this board is referring what we feel as far as development in our town to the

Page 2 of 15

town board. The town board will be making the decision on this. When this board starts site plan review some of the questions brought up this evening will be addressed at that time. What we are looking at this evening is what will be a good fit in our town.

Ms. Guinup interjected and said to Mr. Smith to watch the town board agenda and that is when the decision for the Hinerwadels project will be decided.

Ms. Barbara Sequin, 136 Wally Rd., said only four letters were sent out regarding this project. Ms. Sequin is concerned about opening up Wally Road for a connection and would like it to remain a dead-end street.

Mr. Michael Hartel, Maple Lane, concerned about the traffic going to Wally Rd.

Ms. Laura Johnson, Fay Park Drive, did not receive the mailing. She wondered if there are postal problems.

As there were no more questions, Chairman Mitchell closed this hearing and polled the board members for their comments.

Mr. Graves said the single-family housing is fine. Mr. Graves looked at the zoning map for the other side of Taft Road and the zoning is R7.5. His issue is Wally Road and Rt. 11 is already bad there and then connecting Wally Road could be a nightmare for Route 11.

Mr. Palumbo said the zoning requested is acceptable in my opinion and as Mr. Chairman said as we go forward with site plan all these concerns can be addressed at that time and do our best to resolve them.

Mr. Henty said the zoning for this project is ideal and acceptable.

Ms. Guinup agrees with Mr. Henty and this zone change is acceptable. Ms. Guinup said the builder is excellent and well known. I hear the residents concern as far as Wally Road goes but the flip side could be the Wally Road residents going over to West Taft Road (where there will be a traffic signal) instead of trying to go out to Route 11.

Ms. Borton is in favor of the zoning change. Single family residences will be great here consistent with surroundings. And there is a real need for day care in this town.

Chairman Mitchell said he was pleased about this project. Zoning R7.5 is fine which are most of the other areas. The chairman said the prices of these homes will in the neighborhood consistent with the market today as this is the way things are happening. This board can make things look good. Chairman Mitchell said he would like to see Wally Road opened up. I am in favor of this zone change.

Motion made by Mr. Palumbo. Mr. Chairman: In the matter of the application of planning board case No. 2025-043 for 5300 West Taft Road, Zone Change Referral, I make a motion that each of the planning board members comments be submitted to the Town Board for their consideration with the zone change request to R-7.5 and O-2. Seconded by Mr. Henty.

Motion Carried: 6-0.

*Case #2025-045 – **Micron New York Semiconductor Manufacturing, LLC** (5) – 8756 & 8765 Burnet Road – Zone Change Referral.

This has not been referred to the planning board.

Case #2023-006 – **Emerald Lawn Care (3) – 4663 Wetzel Road – Site Plan (Adj. 20)

Mr. Tim Coyer is present to address the board on behalf of the applicant.

Chairman Mitchell asked about the approval of the septic. Mr. Coyer said this has not been approved and was resubmitted after receiving the DEC permit in September. Everything else is the same as in 2023 when Emerald Lawn Care appeared before this board. No approval was given for part of the building in the wetland buffer. Mr. Coyer said correct. Mr. Coyer will check as to getting approval of the septic to move this case.

There were no questions from the board or the public.

Motion made by Mr. Graves to adjourn case #2023-006 Emerald Lawn Care to October 22, 2025. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

Case #2025—003 – **John Fisher Construction Co., Inc. (3) – 4593 Wetzel Road – Site Plan (Adj. 3)

And

Case #2025-004 – **John Fisher Construction Co., Inc. (3) – 4593 Wetzel Road – Special Permit (Adj. 3)

Motion made by Mr. Graves to adjourn case #2025-003 and #2025-004 John Fisher Construction Co., Inc. Site Plan and Special Permit to November 19, 2025. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

Case #2025-009 – **Sonbyrne Sales, Inc./Byrne Dairy (3) – 7190 Buckley Road – Site Plan (Adj. 8)

Motion made by Mr. Graves to adjourn case #2025-009 Sonbyrne Sales, Inc./Byrne Dairy to November 19, 2025. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

****Case #2025-015 – Seneca Savings (3) – 5332 State Route 31 – Site Plan (Adj. 6)**

Mr. Jesse Plumley, Plumley Engineering, is present to address the board on behalf of the applicant.

Mr. Plumley is proposing a financial institution, +/- 2.7 acres on the south side of Rt 31 and Stearns Road/Burnett Road. The revised plan is being presented this evening.

Changes include:

- ✓ 30 ft. wide area to be left undeveloped along the southern end of the property for potential access roads and stormwater has been adjusted.
- ✓ SWPP has been updated with a revised layout
- ✓ Septic has been approved by Dept of Health

Chairman Mitchell noted the dumpster problems with location and finishing and gates. After discussion it was agreed that a dumpster is not needed for the minimal amount of trash at this bank. Two trash cans (one for recycle and one for trash) will be kept inside the building. No dumpster is needed and will be taken off the site plan.

Ms. Borton asked Ms. Bennett if anything is needed in writing for the easements. Mr. Plumley said it was his understanding this would be kept open for future development. Ms. Bennett said it needs to be shown on the plan and if it is to be dedicated it needs to something to show this will be constructed when the time comes. Discussion followed. Ms. Bennett said the easement agreement needs to address future construction as future dedication. Ms. Borton asked Mr. Plumley to coordinate with legal and engineering to handle this. As Chairman Mitchell stated, this is something that can be an issue in the future with all that is happening on Rt. 31.

County DOT emailed their comments to the town. This will be added to the file.

Chairman Mitchell said this is a public hearing and asked if there are any questions. None.

Ms. Choberka, Engineer, will review the SWPP.

Motion made by Mr. Graves to adjourn case #2025-015 Seneca Savings to October 22, 2025. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

****Case #2025-019 – Canandaigua National Bank (3) – 7515 & 7519 Oswego Road – Site Plan (Adj. 5)**

Mr. Jeff Ashline is present on behalf of the applicant. Mr. Ashline said all changes have been made as requested by the board.

Chairman Mitchell asked the board if there are any questions. None.

Chairman Mitchell said this is a public hearing and asked if there are any questions. Hearing none, the chairman closed this case and asked for a motion.

Motion made by Ms. Borton. Mr. Chairman: In the matter of the application of the planning board case No 2025-019 for Canandaigua National Bank Site Plan, I move the adoption of a resolution using standard form #10 SEQR, that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reason. The proposed action is consistent with existing community character and adopted land planning, and will not significantly impact traffic or public utility infrastructure. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

Motion made by Ms. Borton. Mr. Chairman: In the matter of the application of the planning board case No 2025-019 for Canandaigua National Bank, I move the adoption of a resolution using standard form #20 Site Plan that the petition be granted based on a map by Holmes, King Kallquist & Associates LLP dated and revised as listed on Title Sheet T1.1 dated August 25, 2025 and last revised September 30, 2025 numbered L1.0 through L6.1 and A1.1 through A2.1. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Mr. Henty.

Motion Carried: 6-0.

***Case #2025-035 – Northern Credit Union (5) – 5004-5008 West Taft Road – Special Permit Referral (Adj. 2)**

And

****Case #2025-037 - Northern Credit Union (3) – 5004-5008 West Taft Road – Site Plan (Adj. 2)**

The applicant requested an adjournment to October 22, 2025.

Motion made by Mr. Graves to adjourn Case #2025-035 and Case #2025-037 Northern Credit Union to October 22, 2025. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

****Case #2025-040 – Derek Persse/Rich Family Subdivision (3) – 8100-8101 Oasis Lane – Zone Change Referral (Adj. 1)**

There was no one present representing the applicant. Chairman Mitchell said a wetland delineation needs to be done on this property.

Motion made by Mr. Graves to adjourn Case #2025-040 to November 19, 2025. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

****Case #2025-046 – Rail Works Tracks Services Subdivision (3) – 8625 Caughdenoy Road – Site Plan**

Mr. Gary Hurta, B&B Engineers & Geologists of New York is present to address the board on behalf of the applicant

Mr. Hurta gave an update on this project:

- Updating the site plan drawings anticipating submitting to town by October 14.
- Received comments on SWPP from NYS and town engineer and will be working to address these comments
- ZBA meeting is scheduled for October 13th for a front yard setback and variance for fence height

Mr. Hurta addressed the over the road conveyor regarding questions that came up at the previous meeting. The clearance from the roadway to the over the road conveyor will be about 18 ft. which is greater than the requirements for the NYS highway clearances. Over the road is 98 ft.

Mr. Hurta addressed the enclosure of the conveyor as it relates to any aggregate spillage. A drawing was presented. Protection will be both underneath the conveyor and sides along with a cover for the top.

Chairman Mitchell and Ms. Guinup both said this needs to be on the site plan.

Chairman Mitchell discussed future buildings on the Micron site that was discussed at the previous meeting. This will be removed from the site plan which shows “future buildings”. An amended site plan will be made when a future building is added to the site.

Mr. Graves asked about the covering for the conveyor. Mr. Hurta said it is a shroud enclosed on three sides, with no gap fully enclosed.

Chairman Mitchell asked if CSX has given approval with the design. CSX has given approval as they were part of the design. CSX will do the connection. CSX will also send a representative out to do the inspection.

Ms. Borton asked about the sanitary sewer connections. Ms. Case said the sanitary line north of the property will be capped. In the locomotive building there will be a holding tank only for oil spills, not plumbing. There are no bathroom facilities only porta facilities.

Ms. Guinup questioned the use of porta facilities. This will be addressed further regarding this use.

Ms. Guinup asked about the crane pad brought up at the previous meeting. This is in the engineering plans. Ms. Case said this is a gantry crane that have a hoist running horizontally running along rails fitted on a single beam to lift material off. This is a mobile device and not needed to be shown on site plan, only the crane pad.

Chairman Mitchell said this is a public hearing and asked if there are any questions.

Ms. Janet Rathburn, 4760 Freestone Dr., asked the board if the over the road conveyor on Caughdenoy Road is permanent. There will be a decommissioning plan in place when it has reached its life span.

Mr. Ralph Turner, 4188 Rigel Course, concerned with the noise of trains with this construction. Ms. Borton suggested he contact the supervisor's office regarding this.

Motion made by Mr. Graves to adjourn Case #2025-046 **Rail Works Tracks Services Subdivision** to October 22, 2025. Seconded by Mr. Palumbo.

Motion Carried: 6-0.

****Case #2025-047 – Micron New York Semiconductor Manufacturing, LLC (3) – 5171 State Route 31 – Site Plan**

Ms. Katie Birchendough, Ms. Kayla Case, Mr. Jeffrey Maidment, Mr. Terry Nasapara, Jesse McMahon are present on behalf of Micron

The power point presentation was presented with discussion. A copy of this presentation is available on the Town of Clay website listed under "MICRON".

Ms. Birchendough presented the overview of Micron:

- Micron was founded in 1978 and is headquartered in Boise, Idaho with worldwide locations.
- A total of 52,000 team members worldwide.
- Map showed the location of Micron's facilities world wide
- R&D facilities are located in Boise, Idaho
- A FAB is located in Manassas, Virginia
- Clay site was chosen in part because of the CHIPS Act which prioritizes leading edge technology including Dynamic Random-Access Memory (DRAM) used in computer coding.
- United States currently produced only 1% of global DRAM all of which is produced by Micron.
- South Korea has a 44% global market share in memory.
- Part of the CHIPS Act is to increase production by 12% over the next two years.
- Micron has received CHIPS funding and is therefore deemed a critical project for economic and national security in the US.
- Micron must meet certain construction and operation milestones to receive the CHIPS funding.

Ms. Birchendough said the Clay site was selected for the following:

- Minimum of 1,000 acres of contiguous land and shaped to accommodate the required layout.
- Close to airport and major highways
- Adequate water supply
- Adequate natural gas and electricity including high reliability and carbon-free electricity
- Specialized workforce here in Central New York

Ms. Birchendough gave a status of the Environmental Review and Permitting:

- Micron's project is currently undergoing a joint federal and state environmental review.
- Micron and the lead agencies (CPO and OCIDA) are working to finalize the EIS (Environmental Impact Statement)
- Once the EIS is finalized and OCIDA has issued its findings and determination Micron will need to receive permits and approvals necessary to begin tree clearing which involves:
 - ✓ NYS Wetland Permit (DEC)
 - ✓ NYS Incidental Take Permit (DEC)
 - ✓ Clean Water Act 401 Certification (DEC)
 - ✓ MS4/SWPP (Town of Clay/DEC)

- ✓ Federal Incidental Take Statement (USFWS)
- ✓ Federal Wetland Permit (USACE)
- ✓ Site Plan Approval, Zoning Variances (Town of Clay)

Mr. Jeffrey Maidment presented the Micron Master Plan on the Construction Planning.

Mr. Maidment said four FABs will be constructed over a period of 16 years.

- All four units are the same
- All are connected with tracks which can move some product back and forth amongst the four units
- Each unit comes with parking garage, admin building, parking lot, atrium, all shown on the drawing

A short video is shown of Phase 1 showing the rail spurs and conveyor.

Mr. Graves asked about the pre cast and how does this come on site. Mr. Maidment said most of this arrives via truck. Also, some of the pre cast will be done on site. Mr. Graves said Rt 81 and Rt 31 can get congested at times when schools are in session.

Mr. Palumbo asked if the pre cast on site will require a separate facility for quality control. Mr. Maidment said this will have its own building to make sure the quality temperature is correct in order to cure concrete correctly. This will be a temporary facility getting this done in 7-1/2 to 8 months. Then it is repeat for the other units.

Mr. Jake Raketich, Jacobs Architects, presented the renderings of the drawings of the site.

- FAB height at highest point is 140 ft.
- Stearns Road and Caughdenoy Road showing landscape at 15 years – plant barely visible only the highest point
- Roadway improvements

Mr. Raketich said these renderings are important as they are intended not necessarily to see what they will look like from some vantage point but these images communicate a lot to the project.

The landscaping slides showed the extent of the landscape on the site. A listing of the plantings is included in this presentation.

A short video was shown of the interior of the building which is clean manufacturing. As shown on the drawing the holes in the raised metal floor are for air penetration to go through

circulates and comes back around for 120 times per hour. Every single particle of air goes through that system.

Included in this presentation is the Site Plan Application Checklist showing where the documents are located.

The presentation continued with the following slides at which time the board members asked questions.

- Exterior Building Elevations
- Campus Building Material Palette
- Supporting Site Planning Diagrams
- Proposed Variances
- Permitting Drawing List

The slide showed the Admin Building and Chairman Mitchell asked for the building elevation.

Admin Building is 71 ft 10 in.

Probe Building is 116 ft.

Highest point of the FAB building is 140 ft. (wings on the side of building)

Mr. Henty asked how deep is the foundation. Proposing a 5 ft 6 in.

Chairman Mitchell asked how high is the smokestack. The height is 12 ft high above the highest point of the building.

Supporting Site Plan Diagrams included:

- Storm Drainage – Edinger and Cowardin Wetlands
- Utility Corridors
- Circulation
- Dumpsters
- Fire Response
- Water Management
- Lighting
- Construction Logistics
- Site and Exterior Signage

The dumpster location was discussed. There are different types of dumpsters proposed. Garbage compaction, recycle and plain dumpster. These will be located at Caughdenoy Road and Rt. 31 as this is the least visible location. For a couple of reasons no screening will be used.

- ✓ Can't be seen
- ✓ Will not get in the way of the operation

Ms. Guinup asked about the waste and if there is anything hazardous material waste. Ms. McMahon (Environmental Manager of Facility) said there is an internal compactor that will handle the hazardous waste. Ms. Guinup referred to the trash compaction and asked the use of this. This would be used for cardboard.

The lighting drawing was reviewed as shown and the type of fixtures that will be used. Ms. Guinup asked where the Fig. 4 lighting would be located as this cannot be seen on the drawing. This will be checked out and will confirm.

The main focus is in the first quadrant and moves on to the next. Ms. Guinup said her understanding is phase 1 and the laydown area is in phase 2 and so on. That is correct.

Ms. Borton asked the location of the fire hydrants as this cannot be seen on the drawing. A larger scale is needed. Discussion followed regarding the drawings and exactly what details are needed for site plan review. Ms. Borton referred to the Amazon project as an example of a large industrial site plan that has been approved by this board in the past. Chairman Mitchell said what was asked for a while ago was an overall picture of the plant which was received. 3 x 2's are still needed of Phase 1. The chairman said basically the sheet needs to be blown up. An example is the parking which should show EV chargers, parking spaces, handicap spaces. More discussion followed on this. A separate meeting was decided next week at the town building to discuss this further with the applicant, codes and planning.

Mr. Palumbo asked on the landscaping showing 15 years out. Are there any plans for this project where they go in and prep the site in advance, do the perimeters and get those plantings going and growing right away. This could interrupt construction and manufacturing but it would be worth checking this out. Pre growth could be started as soon as possible to see the final effect what those trees could look like sooner than the anticipated 15-year growth.

The first section will take four years to build and the landscaping will be done at that time. Mr. Palumbo said 4 years before moving on which brings the tree growth to 20 years. Mr. Raketich said nothing is to be done on phase 3 and 4 which is wetlands until the stormwater management, which is a big part of this site, is addressed. Mr. Palumbo addressed the invasive species and if the design of the water bodies to prevent this. Ms. McMahon said this is addressed in the landscaping plan to treat the invasive species protecting the plantings. Mr. Palumbo said that is good to know.

Signage was briefly discussed. Signage on building is separate from site plan. For site plan signage such as directional, stop signs are to be shown on the site plan. These signs are Town of Clay Codes and Regulatory requirements. This is for on site signage.

Ms. Guinup explained the difference in signs for the applicant. Internal directional signs within the plant are acceptable as long as there is no logo on them, as in this case MICRON. Once a logo is on the sign it goes through the codes for variances what is acceptable following the rules for signage. Ms. Guinup used McDonald's as an example – once the arches is placed on the sign it is considered signage and goes through Clay Codes Department following requirements.

The Proposed Variances included:

- Required loading docks
- Parking
- Fencing Height
- Site Setback
- Primary and Secondary Structures

Ms. Guinup said once the variances are approved it should be shown on the site plan.

Chairman Mitchell questioned the phases and what is the reason for future buildings. When Phase 1 is completed Phase 2 will start while manufacturing is going on in Phase 1. Question and discussion came up on pulling building permits. Mr. Grispino, Commissioner of Codes, will be asked to join the meeting set up for next Tuesday regarding the process for pulling building permits and the labelling of future buildings.

Ms. Guinup asked about the gas bulk yard. Gases go from the bulk gas yard into the factory, mostly nitrogen, argon. Terry Nasapara, facility manager for the site described this process. Ms. Guinup asked for a write up on this process for the file. This will be provided.

Ms. Guinup said the smokestack is 160 to 165 ft. Ms. Guinup questioned Gilbane's problem with balloons as read:

"Micron building will be approximately 200 ft with the smokestack being approximately 250 ft"

How does that correlate to what was just said.

The bulk gas yard has a stack that is 250 ft. and Gilbane is saying because it is not a permanent fixture that the balloons would be a problem every night. Ms. Guinup was not clear on that explanation because we are told the highest point is 165 ft where with the smokestack it is 250 ft. The four corners of the FAB and one additional column behind the FAB which is at 250 ft. Five points for FAB 1 and FAB 4. These are FAA restrictions. Micron is triggering FAA restrictions. Ms. Guinup said documentation needs to be in writing from FAA that we are not triggering restrictions. The issue is temporary things in air space at night trigger FAA approval.

Permanent structure does not. This is a problem because residents will want to see it along with board members. Discussion followed on the use of drones.

Ms. Guinup spoke of the road that goes through town of clay to town of Cicero. Who is going to build that road as shown on the map. This will be done in 2027 and will be a private road and maintained by Micron.

Mr. Palumbo asked about the security fencing. Security fencing at the gate will be operated by personnel 24/7. It was suggested berms could be used to deter vehicles. This will be considered.

Ms. Guinup asked about the parking spaces. There are a group of people dedicated to each phase, putting the parking garage and front parking in those areas.

Mr. Henty asked about the hours of operation. It runs 24 hours. Shift change is 6 to 6 and 7 to 7, switching 4 days/3 days and 3 days/4 days

Ms. Guinup needs to know how many EV chargers and location. This will be provided.

Ms. Borton asked about the fire department getting around the site. More details will be given and the fire department will sign off on this.

Mr. Graves asked about fire system in the plant. There will be sprinkler systems and an early detection for smoke will be installed.

Mr. Palumbo – no questions at this time.

Chairman Mitchell asked how soon after the aggregate is in for FAB 1 can construction begin.

Mr. Graves asked how many types of aggregate. There are four different types provided by different companies, some local, coming in by rail and truck.

Mr. Henty asked about the size of chip. Mr. Nasapara said the chips change during the course of time.

Ms. Choberka said they are working with the DEC on SWPP and also need the most updated engineering drawings for our review.

Chairman Mitchell said this is a public hearing and asked if there are any questions. None.

Motion made by Ms. Guinup to adjourn case #2025-047 to October 22, 2025. Seconded by Ms. Borton.

Motion Carried: 6-0.

SIGNS

BK Printing, Inc./John Boughton – Upstate Lab Draw Site – 5112 West Taft Road

Zoned RC-1. Permit #55,383

1 – Wall Sign - A 55 square foot, Internally Illuminated LED Wall Sign is proposed, when 1,177.6 square feet is allowed. Should the Planning Board approve it, this sign will meet code.

1 – Wall Sign - A 34 square foot, Internally Illuminated LED Wall Sign is proposed, when 1,177.6 square feet is allowed. Should the Planning Board approve it, this sign will meet code.

Motion made by Mr. Graves to approve one wall sign, 55 sq ft and one wall sign, 34 sq ft which will meet code on permit #55,383. Seconded by Mr. Palumbo.

Motion Carried: 6-0

Motion made by Mr. Graves to adjourn this meeting at 10:45 p.m. Next meeting is October 22, 2025. Seconded by Ms. Guinup.

Motion Carried: 6-0

Respectfully Submitted,

Marie Giannone

Marie Giannone
Planning Board Secretary