

Planning Board Agenda

December 10, 2025, at 7:30 PM in the Clay Town Hall
Discussion Session: Conference Room - 7 PM | Public Meeting – 7:30 PM

1. Pledge of Allegiance.

2. Motion accepting the Minutes of previous meeting.

- a. November 19th.

3. Public Hearings.

a. New Business.

Case: #2025-054

Applicant: Cheryl D. White/Clay Equestrian Center, Site Location: 9605 Black Creek Road

Request: **Site Plan** – Development of 30,000 square foot (+/-) barn for equestrian boarding and training, including 18 to 20 horse stalls, two attached dwelling units for full-time staff use, site parking, septic system, site grading, stormwater management facilities, and associated site improvements. Proposed limits of disturbance will encompass approximately 5.2 acres of an overall 87 +/- acre parcel in the Residential Agricultural District.

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: None

Case: #2025-056

Applicant: Northside Baptist Church, Site Location: 7965 Oswego Road

Request: **Amended Site Plan** – The construction of an 18,977-square-foot addition to the existing church to accommodate new worship space designed for flexible use, including conversion into a recreational gymnasium. The expansion will require the demolition of 7,607 square feet of the existing church. The new addition is proposed with a 25-foot rear yard setback, where 50 feet is required in the Residential Agricultural (RA-100) Zoning District. The Zoning Board of Appeals granted the setback deviation at its November 10th hearing. The applicant also proposes the following site improvements: (1) Creation of new outdoor gathering areas; (2) The relocation and expansion of youth sports fields; (3) Construction of a new service drive; and (4) Upgrades to stormwater management, landscaping, and external lighting.

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: None

Case: #2025-057

Applicant: Conifer, LLC., Site Location: 4155 State Route 31

Request: **Preliminary Plat Approval** – To subdivide an existing 121-acre parcel into two lots: a new 13-acre parcel and a 107-acre remnant parcel. Both parcels will retain the Regional Commercial (RC-1) zoning designation and Highway Overlays for NYS Route 31, Morgan, and VerPlank. The proposed subdivision will be known as Great Northern Subdivision 3.

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: None

Case: #2025-058
Applicant: Conifer, LLC., Site Location: 4155 State Route 31
Request: **Final Plat** – To subdivide an existing 121-acre parcel into two lots: a new 13-acre parcel and a 107-acre remnant parcel. Both parcels will retain the Regional Commercial (RC-1) zoning designation and Highway Overlays for NYS Route 31, Morgan, and VerPlank. The proposed subdivision will be known as Great Northern Subdivision 3.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2025-059
Applicant: Nelson Associates Architectural Engineering (on the behalf of National Grid), Site Location: 4651 Crossroads Park Drive
Request: **Special Permit** – To install a metal shredder line at National Grid’s Investment Recovery Facility to process new aluminum conductor cable reinforced with steel. The installation includes a small control building, approximately 17,700 square feet of concrete slab, and associated utility components. The metal shredder will enable National Grid to recover value from decommissioned conductor cabling. The equipment will be located on an adjacent parcel south of the main facility at 7437 Henry Clay Boulevard, with the project site addressed as 4651 Crossroads Park Drive.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: 2025-060
Applicant: Nelson Associates Architectural Engineering (on the behalf of National Grid), Site Location: 4651 Crossroads Park Drive
Request: **Amended Site Plan** – To install a metal shredder line at National Grid’s Investment Recovery Facility to process new aluminum conductor cable reinforced with steel. The installation includes a small control building, approximately 17,700 square feet of concrete slab, and associated utility components. The metal shredder will enable National Grid to recover value from decommissioned conductor cabling. The equipment will be located on an adjacent parcel south of the main facility at 7437 Henry Clay Boulevard, with the project site addressed as 4651 Crossroads Park Drive. This request is associated with Case #2025-059.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: 2025-061
Applicant: Micron New York Semiconductor Manufacturing LLC, Site Location: 5171 State Route 31
Request: **Preliminary Plat Application** – Consolidation of 34 individual lots within White Pine Commerce Park into a single parcel to accommodate development of the Micron New York Semiconductor Manufacturing facility. The proposed subdivision, to be known as the White Pine Commerce Park – Phase I, will consist of 819.921 acres and will retain the Industrial 2 (I-2) and NYS Route 31 Highway Overlay zoning designations.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

b. Old Business.

Case: #2025-026
Applicant: Kelly-Tobin Development/Mirabito Shopping Center, Site Location: 5566 State Route 31
Request: **Site Plan** – Development of a shopping center with multiple tenants including Mirabito w/fueling service, NBT Bank with drive-thru, and Dunkin Donuts with a drive-thru.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Five (5)

Case: #2025-044
Applicant: Chad Mutter/7293 Buckley Road – EV Charging Stations, Site Location: 7293 Buckley Road
Request: **Amended Site Plan** – Installation of three (3) dual port level 2 – 48 AMP EV charging stations.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Two (2)

Case: #2025-046
Applicant: RailWorks Track Services, LLC, Site Location: 8625 Caughdenoy Road
Request: **Site Plan** – Construct and operate a rail spur that will receive stone aggregate materials and then transfer these materials to adjacent parcel or parcels for construction of buildings and associated infrastructure.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Three (3)

Case: #2025-047
Applicant: Micron Semiconductor Manufacturing Facility (Yankee), Site Location: 5171 State Route 31
Request: **Site Plan** – Construction is planned for four (4) memory fabrication plants (Fabs), with each Fab and its supporting facilities requiring three to five years to complete. The full buildout is anticipated to be achieved over a 20-year period. Each Fab will occupy 1.2 million square feet of land and include approximately 600,000 square feet of cleanroom space, 290,000 square feet of support space, and 250,000 square feet of administrative space. Each pair of Fabs will be supported by 470,000 square feet of central utility buildings, 200,000 square feet of warehouse space, and 200,000 square feet of product testing space housed in separate buildings. The site will also include ancillary on-site facilities such as electrical substations, water and wastewater treatment and storage systems, industrial gas storage, and a childcare center.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: Three (3)

Case: #2025-049
Applicant: Northern Credit Union, Site Location: 3584 State Route 31
Request: **Site Plan** – Development of a 3,100 square foot credit union on an existing, partially paved vacant lot. The proposed site improvements include drive-thru services, sidewalks, landscaping and stormwater management facility.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Two (2)

Case: #2025-050
Applicant: Ironhorn Enterprises/Troy Bullock (7245 Warehouse), Site Location: 7245 Henry Clay Blvd.
Request: **Amended Site Plan** – Installation of additional loading docks onto the southern façade of an existing building (the southernmost building on the site) and expanding the paved area to accommodate tenant needs. The request also consists of bringing the existing entry drive off Vine Street up to County DOT standards, additional parking, updates to the stormwater management facilities and landscaping per code.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Two (2)

Closed Hearings – Board/Applicant Discussions.

- a. None.

4. Signs.

- a. None.

5. Work Session.

- a. None.

6. Planning Board 2026 Meeting Calendar – Separate Page.

7. Forthcoming Cases.

- a. #2025-003 – John E. Fisher Construction Co., Inc. – Site Plan (February 25th)
- b. #2025-004 – John E. Fisher Construction Co., Inc. – Special Permit (February 25th)
- c. #2025-052 – James Nichols/Lands of Nichols LD, LLC – Zone Change Referral (February 11th)

8. Next meeting announcement.

- a. January 14th.

9. Adjournment.

It is the responsibility of any applicant whose matter has been adjourned to submit all revised materials by the established filing deadline for the meeting at which they wish to be heard. Please refer to the Zoning Board of Appeals Calendar. Failure to meet this deadline may result in further adjournment. Please contact the Planning Department for assistance with filing schedules and how to submit revised materials.