

Planning Board  
Regular Meeting  
December 10, 2025

**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 10<sup>th</sup> day of December 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:

**PRESENT:** Russ Mitchell Chairman  
Michelle Borton Deputy Chair  
Karen Guinup Member  
Hal Henty Member  
Paul Graves Member  
Jim Palumbo Member  
Al McMahon Member  
Marie Giannone Secretary to Planning Board  
Kathleen Bennett Planning Board Attorney

**OTHER:** Caitlin Choberka Project Engineer, C&S Companies  
Brian Bender Commissioner of Planning & Development

**ABSENT:** Ron DeTota Town Engineer

A motion was made by Mr. Graves and seconded by Mr. Palumbo to approve the minutes of the November 19, 2025 regular meeting. Mr. McMahon abstained due to his absence at the meeting.

**Motion Carried: 6-0.**

**Public Hearings**

**New Business:**

Case #2025-054 – **Cheryl D. White/Clay Equestrian Center**, 9605 Black Creek Road, Site Plan

Mr. Steven Calocerinos is present to address the board on behalf of the applicant.

The applicant would like to develop a 30,000 square foot (+/-) barn on vacant land for equestrian boarding and training, including 18 to 20 horse stalls, two attached dwelling units for full-time staff use, kitchenette, 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

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the Residential Agricultural District. A special permit was granted by the town board. The facility will be for boarding and training and will not be used for horse shows. Two residential units are proposed one for staff room and one for the trainer who will reside there. There is an existing driveway which will conform to town standards. The site is served by public water for the residents and the well on site will be used for the horses. The WEP and health department have a requirement for acceptance or approval of any existing or proposed septic system to service this property for municipal approval of the site plan. DEC has sent a preliminary jurisdictional determination for the online mapping tool. DEC has asked for a site plan and copy of property survey which has been submitted. A total of 44-46 parking stalls on site.

Mr. Calocerinos introduced Cheryl White, owner of Equestrian Center. Chairman Mitchell asked if any equestrian activity is going on at this time. Ms. White said yes. The chairman asked about the electric fence around the property. Ms. White said there is a white vinyl fence and there is a small embedded electric wire at the top and bottom, which works very well for horses.

Chairman Mitchell said the drawings are good. Mr. Calocerinos said they have received county comments and will address the health comments on septic system, Black Creek Road access, and wetlands delineation. Chairman Mitchell said these are important and have to be address before site plan approval.

Chairman Mitchell asked the board for comments.

Mr. Henty said there is no lighting shown. Ms. Guinup also asked about lighting. Mr. Calocerinos said possibly wall pack lighting would be used and this will be provided.

Mr. Palumbo asked to have the existing trees shown on the site plan labelled.

Ms. Borton said part of the property shown is on the adjacent parcel Ms. White said the electric fence crosses the property line to the house. Ms. Borton asked about the manure storage. Ms. White said a company is implementing a fully enclosed compost system so there will be no open manure storage pile. This is not ready for board approval as work is continuing with the vendor.

There were no other comments from the board or engineer.

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

Mr. Steve Patch, 9621B Black Creek Road, is in favor of this project.

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Mr. Roy Beeles, 9611 Black Creek Road, is in favor of this project. He has a concern with the swales/drainage on his property which has caused flooding. The chairman said to reach out to the town board at their meeting as this concern will then be on the record.

Motion made by Mr. Graves to adjourn case #2025-054 to January 14, 2026. Seconded by Mr. McMahon.

**Motion Carried: 7-0.**

Case #2025-056 – **Northside Baptist Church**, 7965 Oswego Road, Amended Site Plan.

M. Alex Samoray, Klepinger Freeman Associates is present to address the board.

The site is located along Gettman Road and Oswego Road with surrounding land of Seneca Mall and residential property across Oswego Road. The site has a direct driveway access to Gettman Road and Oswego Road through Seneca Mall parking lot.

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 10<sup>th</sup> 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.

Some parking spaces are utilized at the mall parking area totaling 155 spaces.

Questions from the board:

Mr. Henty asked about the lighting. Ms. Samoray said bollard lighting will be in the front of the building and the expansion will have wall pack lighting. Pole lighting will be in the patio area. This will be shown on the drawing.

Chairman Mitchell made the suggestion to have Gettman Road abandoned by the town. This will be addressed by the applicant.

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

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Motion made by Mr. Henty to adjourn case #2025-056 to January 14, 2026. Seconded by Ms. Borton.

**Motion Carried: 7-0.**

Case #2025-057 – **Conifer LLC**, 4155 State Route 31, Preliminary Plat

Mr. Tim Coyer, Ianzu & Romans, is present to address the board on behalf of the applicant.

Mr. Coyer said Conifer owns this property and would like 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 Ver Plank. The proposed subdivision will be known as Great Northern Subdivision 3. There is access to Ver Plank Road. By subdividing, this would give Conifer their own time line to move forward.

Mr. Gary Hart addressed the board. Mr. Hart said at this time they are working closely with SUNY Upstate Medical (cornerstone of the project) and are going to build a major medical complex at the Great Northern Mall site. Mr. Hart said they are hoping to be in front of the town board and then planning board in the next 30 to 60 days.

Comments/Questions from the board:

Ms. Borton asked about access to Ver Plank. Mr. Coyer said this is road frontage on Ver Plank. Ms. Borton said to reach out to County DOT for access to Ver Plank.

Ms. Borton asked Ms. Bennett, town attorney, about the drainage easements which runs through the parcel and asked if documentation is needed for preliminary/final plat. Mr. Coyer said the drainage easement has been filed with the County Clerk's Office. Ms. Bennett will follow up on this.

Ms. Guinup asked Mr. Coyer about future access to the PDD and how this will affect the drainage easements at site plan. This is already done at site plan. Mr. Coyer said these agreements cannot be put in place as they do not know what is going to be done with the property. The owners are fully aware of this. Ms. Guinup wants to make the applicant aware of this and be noted for public record.

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

Chairman Mitchell closed this case and asked for a motion.

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Motion made by Ms. Guinup. Mr. Chairman: In connection with the unlisted action of the Planning Board Case No. 2025-057, I move the adoption of a resolution using our standard form #10 SEQR, that for purposes the Preliminary Plat proposed by Great Northern Subdivision 3 be declared to be a negative declaration as there appeared to be no major environmental impacts that could not be mitigated. This action does not involve any other agencies, including the Federal government. Seconded by Ms. Borton.

**Motion Carried: 7-0.**

Motion made by Ms. Guinup. Mr. Chairman: In connection with Planning Board Case No. 2025-057, I move the adoption of resolution using our standard form no. 30 granting Preliminary Plat approval to Great Northern Subdivision 3 based on a map by Ianuzi & Romans dated September 18, 2025 with no revision showing drawing no. 13877.001, subject to the following conditions. All legal and engineering requirements by the Town of Clay. Seconded by Mr. Graves.

**Motion Carried: 7-0.**

Case #2025-058 – **Conifer LLC**, 4155 State Route 31, Final Plat

This was tabled to January 14, 2026.

Case #2025-059 – **Nelson Associates Architectural Engineering – behalf of National Grid**, 4651 Crossroads Park Dr. Special Permit.

Mr. Matthew Bural, Nelson Associates, is present on behalf of National Grid.

Mr. Bural stated that National Grid would like to install a metal shredder line at their 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. Noise wise calculations have been made and are provided.

Questions from the board:

Mr. Henty asked about the hours of operation. Mr. Bural said standard hours are 7 am to 4 pm. The plan is to stockpile material then run the shredder.

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

Chairman Mitchell asked the board if there are any objections to approving this special permit. None.

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Chairman Mitchell closed this case and asked for a motion.

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of planning board case No. 2025-059 for National Grid, 4651 Crossroads Park Drive, 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 declaration for the following reasons. It is in keeping with the current use of the area. Seconded by Mr. Graves.

**Motion Carried: 7-0.**

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of planning board case No. 2025-059 for National Grid, 4651 Crossroads Park Drive, I move the adoption of a resolution using standard form #70 special permit, be granted based on plans by Nelson Associates Architectural Engineering as follows:

Cover Sheet – referenced 24-2286 dated November 4, 2025  
C100 – Overall Site Plan dated 11/4/25  
C400 – Enlarged Site Plan and Details dated 11/4/25  
C500 – Site Details and Environmental Requirements dated 11/4/25  
A100 – Control House Plans, Elevations and Section dated 11/4/25  
A500 – Control House Sections, Schedule, and Details dated 11/4/25  
M100 – Control House Plans and Schedules dated 11/4/25  
E100 – Enlarged Site and Control House Plans dated 11/4/25  
E500 – Details dated 11/4/25  
E501 – Schedules and One-Line Diagram dated 10/10/25  
Existing Conditions and Survey dated 10/15/25 prepared by National Grid

Seconded by Mr. Graves

**Motion Carried: 7-0.**

Case #2025-060 –**Nelson Associates Engineering – behalf of National Grid**, 4651 Crossroads Park Dr., Amended Site Plan

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

Chairman Mitchell closed this case and asked for a motion.

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of planning board case No. 2025-060 for National Grid, 4651 Crossroads Park Drive, I move

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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 declaration for the following reasons. It is in keeping with the current use of the area. Seconded by Mr. Graves.

**Motion Carried: 7-0.**

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of planning board case No. 2025-060 for National Grid, 4651 Crossroads Park Drive, I move the adoption of a resolution using standard form #20 amended site plan, be granted based on plans by Nelson Associates Architectural Engineering as follows:

Cover Sheet – referenced 24-2286 dated November 4, 2025  
C100 – Overall Site Plan dated 11/4/25  
C400 – Enlarged Site Plan and Details dated 11/4/25  
C500 – Site Details and Environmental Requirements dated 11/4/25  
A100 – Control House Plans, Elevations and Section dated 11/4/25  
A500 – Control House Sections, Schedule, and Details dated 11/4/25  
M100 – Control House Plans and Schedules dated 11/4/25  
E100 – Enlarged Site and Control House Plans dated 11/4/25  
E500 – Details dated 11/4/25  
E501 – Schedules and One-Line Diagram dated 10/10/25  
Existing Conditions and Survey dated 10/15/25 prepared by National Grid

Seconded by Mr. Graves

**Motion Carried: 7-0.**

Case #2025-061 – **Micron New York Semiconductor Manufacturing LLC**, 5171 State Route 31, Preliminary Plat

Mr. John Sidd, Hancock Estabrook Law Firm, is present on behalf of the applicant. Mr. Sidd said this is for a 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 1 will consist of 819.21 acres and will retain the I-2 zoning and NYS Route 31 Highway Overlay zoning designations. The Industrial Development Agency still owns the property but expect to acquire the properties next year.

Questions from the board.

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Ms. Borton asked about the signature page in the application. Mr. Sidd said this was provided with the application and presented the board with a copy. Ms. Bennett, town attorney, is good with the letter and signature page.

Ms. Guinup asked where it stands with Burnet Road. Mr. Sidd said it remains a public road and there is some ongoing discussion.

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

Chairman Mitchell closed this case and asked for a motion.

Ms. Borton noted that SEQR determination is made by the Onondaga County Industrial Development Agency.

Motion made by Ms. Borton. Mr. Chairman: In the matter of the application of planning board case No. 2025-061 for Micron New York Semiconductor Manufacturing LLC at 5171 State Route 31, I move the adoption of a resolution using standard form #30 preliminary plat that the petition be granted based on a map by Thew Associates dated September 30, 2025 last revised October 29, 2025 and numbered Sheet 1 of 2 and Sheet 2 of 2. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Ms. Guinup.

**Motion Carried: 7-0.**

**Old Business:**

Case #2025-026 – **Kelly-Tobin Development/Mirabito Shopping Center**, 5566 State Route 31, Site Plan (Adj. 5)

Mr. Matt Napierala is present to address the board.

Chairman Mitchell referred to the responses the applicant presented to the board. The chairman questioned the snow storage on the landscaping plan. This needs to be put on the site plan. The label on the southside will be removed. The chairman noted when the snow plowing is done at the Lawton Valley entrance to be aware of snow build up which can impede that circumference for larger trucks entering. Ms. Guinup said **on the record** the turning radius for trucks is extremely tight and could be an issue during snow removal time.

Chairman Mitchell said the cover sheet should show the revisions and date shown in a legend.

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Ms. Borton said the signage needs to be more graphically represented. Signs need to be rotated correctly. Dunkin signs need to be relocated for visibility. Mr. Napierala will address these issues and make corrections.

There were no other questions from the board.

Motion made by Mr. Graves to adjourn case #2025-026 to January 14, 2026. Seconded by Mr. McMahon.

**Motion Carried: 7-0.**

Case #2025-044 **Chad Mutter/7293 Buckley Road – EV Charging Stations** – 7293 Buckley Road, Amended Site Plan (Adj. 2)

Motion made by Mr. Graves to adjourn case #2025-44 to January 14, 2026. Seconded by Mr. Palumbo.

**Motion Carried: 7-0.**

Case #2025-049 - **Northern Credit Union**, 3584 State Route 31, Site Plan (Adj. 2)

Mr. Jim Ballantyne, Napierala Consulting, is present to address the board. Mr. Ballantyne said a letter has been submitted to the board with their responses. The board referred to this letter.

Question/Comments from the board:

Mr. Henty thanked the applicant for the good work done on the lighting and photometrics.

No other comments from the board.

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

Chairman Mitchell closed this case and asked for a motion.

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of planning board case No. 2025-049 for Northern Credit Union, 3584 State Route 31, 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 declaration for the following reasons. It is in keeping with the current use of the area. Seconded by Mr. Graves.

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**Motion Carried: 7-0.**

Motion made by Mr. McMahon. Mr. Chairman: In the matter of the application of planning board case No. 2025-049 for Northern Credit Union, 3584 State Route 31, I move the adoption of a resolution using standard form #20 site plan be granted based on plans by Napierala Consulting as follows:

C-0 - Title Sheet

C-1- General Notes

C-2 -Site Preparation Plan

C-3 – Layout Play

C-4 – Grading Plan

C-5 – Erosion & Sediment Control Plan

C-6 – Utility Plan

C-7 – Landscaping Plan

C-8 – Lighting Plan

C-9 thru C-12 Site Details

All above dated August 29, 2025, revised December 1, 2025

Separate sheet of the proposed plans and elevations from DM Architectural, labeled A1 dated December 1, 2025 and Existing Survey by CT Male & Associates dated January 5, 2025, revised January 13, 2025, referencing project 24.5472. Seconded by Mr. Graves.

**Motion Carried: 7-0.**

Case #2025-050 – **Ironhorn Enterprises/Troy Bullock (7245 Warehouse)**, 7245 Henry Clay Blvd. Amended Site Plan (Adj. 2)

Ms. Alex Samoray, Keplinger Freeman Associates is present to address the board on behalf of the applicant.

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.

Ms. Samoray met with Mr. DeTota, town engineer, for review. Ms. Samoray said they are doing a wetland disturbance permit and SEQR is started. Chairman Mitchell said he is concerned with the entire water problem in that area. Ms. Samoray said work is being done in that area. The chairman said the drive in the rear of building goes over wetland delineation. Ms. Samoray said this goes over the wetland buffer. Ms. Samoray said this is being addressed.

Ms. Borton asked for an email regarding the SEQR determination.

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

Motion made by Mr. Henty to adjourn case #2025-050 to January 14, 2026. Seconded by Mr. Paumbo.

**Motion Carried: 7-0.**

Case #2025-046 **RailWorks Track Services, LLC**, 8625 Caughdenoy Road, Site Plan (Adj 3)

Mr. Gary Hurta is present to address the board along with Alex Crich, Ramboll, Kayla Case, Micron, Jeffrey Maidment, Miron.

Mr. Hurta said comments were submitted to the board. The board members had the following questions/comments.

Mr. Henty thanked them for putting the photometric together. Mr. Henty said details were not shown on this. Detailed discussion followed with Mr. Henty and the Micron group ironing out exactly what is needed on this photometric plan. Mr. Alex Crich will work on redoing this so that it is acceptable for Mr. Henty's review. This will be presented at the next meeting.

Ms. Guinup said the fixtures need to be shown on the drawing. Ms. Case understood this and will take care of this for the next meeting.

Ms. Bennett, town attorney, is satisfied to sign off on the easement letters from National Grid. Ms. Guinup referred to Item #41 removed proposed from easement on site drawing C-104. Should take proposed off. Only remaining proposed is for National Grid easement.

The decommissioning plan is bonded by the operator which Ms. Case said no operator is contracted yet.

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

Motion made by Mr. Henty to adjourn case #2025-046 to January 14, 2026. Seconded by Ms. Guinup.

**Motion Carried: 7-0.**

Case #2025-047 – **Micron Semiconductor Manufacturing Facility (Yankee)**, 5171 State Route 31, Site Plan

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The board and the Micron group had discussions regarding what is still needed on the drawings to continue to move forward. Discussion included the following:

- ✓ Discussion on the drawings received from Micron and what is needed by the board to proceed.
- ✓ The chairman discussed the bulk gas yard and need to have details what is in the yard.
- ✓ Need square footage of the buildings for each mod – has to do with pulling permits (Ms. Case understands and will make changes)
- ✓ Graphic qualities need refining on drawing 1002
- ✓ Hard to distinguish asphalt paving to concrete sidewalks on drawings
- ✓ Parking Data by EV, handicap, 9-1/2 x 20 dimensions for spaces to meet town code. Differentiate between parking garage and outdoor admin parking lot, including the variance
- ✓ Text on 1002 is overlapping
- ✓ Landscaping is good
- ✓ Lighting is good
- ✓ Architectural is good
- ✓ Variance sheets are fine
- ✓ Elevations are fine

Discussion on the name change to Site Plan among board and Miron group. After detailed discussions the decision for drawings is:

Architectural Site Plan  
Site Drawings will be called Site Plan

No other questions/comments from the board.

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

Micron read back what is needed for the next meeting to move ahead with the project.

- Bulk gas yard typical entrance and details shown on site plan
- Square footage of building by mod
- Graphic quality on 1001 and 1002
- Walkway legends showing pedestrians
- Asphalt and concrete need differentiation
- Building hatch needs to be shown on building
- Text over text needs correcting

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- Parking lot and admin outdoor lot needs to show EV, handicap, 9 ½ x 20 dimensions for parking along with variance. Show count for EV, handicap spaces on each floor of garage.
- Naming of the drawings:
  - Site Plan
  - Take off "improvements"
  - Overall Site Plan
  - Partial Site Plan
  - Architectural Site Plan
- 1003 – 1004 are good
- Building elevations are fine
- Lighting is good
- Variance drawings are fine
- Landscaping is good
- **Need only the sheets that have changes**

Motion made by Mr. McMahon to adjourn case #2025-047 to January 14, 2026. Seconded by Mr. Graves.

**Motion Carried: 7-0.**

Motion made by Mr. McMahon to adjourn this meeting at 10:32 p.m. Seconded by Mr. Palumbo.

**Motion Carried: 7-0.**

Respectfully submitted,

*Marie Giannone*

Marie Giannone  
Planning Board Secretary