

Planning Board Agenda

February 11, 2026, at 7:30 PM in the Clay Town Hall
Discussion Session: Jury Room - 7 PM | Public Meeting: Meeting Room - 7:30 PM

1. Pledge of Allegiance.

2. MOTION accepting the Minutes of Previous Meeting

3. Public Hearings.

a. New Business.

Case: #2025-065

Applicant: The Summit FCU, Site Location: 4955 West Taft Road

Request: **Zone Change Referral** – A request to rezone two parcels from the Neighborhood Office Zoning District (O-1) to the Office Zoning District (O-2) to allow the demolition of an existing vacant office building and parking lot to accommodate the development of a new credit union. The proposed development will include a drive-up teller window, an ATM, and a parking lot. Site improvements will also include screening with fencing and vegetation.

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: None

Case: #2025-066

Applicant: The Summit FCU, Site Location: 4955 West Taft Road

Request: **Special Permit Referral** – Development of a new credit union to allow/include a drive-thru service in the Office Zoning District (O-2).

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: None

Case: #2025-067

Applicant: The Summit FCU, Site Location: 4955 West Taft Road

Request: **Special Permit Referral** – To allow for the development/construction of a bank/credit union in the Office Zoning District (O-2).

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: None

Case: #2026-001

Applicant: NextAmp Inc./Wetzel Road Storage, Site Location: 4664 Wetzel Road

Request: **Special Permit Referral** – Proposed development of a 5 MW AC Battery Energy Storage System (BESS) on a 0.2-acre portion of a 0.93-acre lot, including Tesla Megapack units, equipment pads, utility interconnection, landscape screening, fencing, emergency lock box, and a 20-foot access driveway.

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: None

Case: #2026-002
Applicant: NextAmp Inc./Long Branch Storage, Site Location: Long Branch Road
Request: **Special Permit Referral** – Proposed development of a 5 MW AC Battery Energy Storage System (BESS) on a 0.2-acre portion of a 0.78-acre lot, including Tesla Megapack units, equipment pads, utility interconnection, landscape screening, fencing, emergency lock box, and a 20-foot access driveway.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-004
Applicant: Carson Power, LLC/Wetzel BESS A&B, Site Location: 7846 & 7850 Goguen Drive
Request: **Special Permit Referral** – Proposed development of two (2) 5 MW AC, 4-hour Battery Energy Storage Systems (BESS) on two (2) I-1 zoned parcels totaling 2.618 acres, including enclosed BESS units, equipment pads, security fencing, electric trenching, and seventeen (17) utility poles for grid interconnection.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-009
Applicant: Donald Gabor, Site Location: 8150 Morgan Road
Request: **Preliminary Plat** – To subdivide a 58.79-acre parcel into two lots. Both lots will retain the Residential Agricultural Zoning designation. The proposed subdivision will be known as Gabor Subdivision – Phase II.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

b. Old Business.

Case: #2025-044
Applicant: Chad Mutter/7293 Buckley Road – EV Charging Stations, Site Location: 7293 Buckley Rd.
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: Three (3)

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: Three (3)

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: Requires SEQR Determination | Decision Pending
Adjournments: One (1)

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: Requires SEQR Determination | Decision Pending
Adjournments: One (1)

4. Non-Public Hearing Items.

- a. Case #2026-011 – The Farmstead Section No. 8, Maple Road, Final Plat

5. Closed Hearings – Board/Applicant Discussions.

- a. None.

6. Signs.

- a. None.

7. Work Session.

- a. None.

8. Next Planning Board Meeting – February 25th.

9. Forthcoming Cases.

10. Adjourned Agenda 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)

11. 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 Planning Board 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.