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# Planning Board Agenda

February 25, 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:** #2026-010  
**Applicant:** Sonbyrne Sales, Inc./Byrne Dairy: 7190 Buckley Road  
**Request:** **Special Permit** – A request for proposed signage. Sign #1 – Monument Sign; 34.47 square feet; internally illuminated; electronic messaging. Sign #2 – Building Sign (front side of store); 49 square feet; internally illuminated. Sign #3 – Canopy Graphic (front side of canopy); 20 square feet. The subject site is in Regional Commercial (RC-1) Zoning District. Project previously received site plan approval and SEQR determination from the Planning Board.  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** None

**Case:** #2026-012  
**Applicant:** United Church of Christ: 215 Blackberry Road  
**Request:** **Special Permit** – To allow subject premises to be used for a Daycare in the One-Family Residential Zoning District (R-7.5). No physical changes to the property are proposed, and there will be no modifications to the existing building footprint, site layout, grounds, parking, exterior lighting, or signage.  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** None

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- b. Old Business.

**Case:** #2025-003  
**Applicant:** John E. Fisher Construction Co., Inc.: 4593 Wetzel Road  
**Request:** **Site Plan** – Approval to use a site as a Construction/Contractor Service Yard in the Industrial I (I-1) Zoning District.  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Four (4)

**Case:** #2025-004  
**Applicant:** John E. Fisher Construction Co., Inc.: 4593 Wetzel Road  
**Request:** **Special Permit** – Approval to allow subject premises to be used for a Contractor Service Yard in the Industrial 1 (I-1) Zoning District  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Four (4)

**Case:** #2025-037  
**Applicant:** Northern Credit Union: 5004-5008 West Taft Road  
**Request:** **Site Plan** – Review of two (2) existing lots (116.1-01-04.1 & 116.1-01-05.0) to allow for placement of a 3,100-square foot credit union with drive-thru ATM’s in the Office Zoning (O-2) Zoning District.  
**Location:** 5004-5008 West Taft Road  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Five (5)

**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. The subject site is in Industrial 1 (I-1) Zoning District.  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Four (4)

**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 (RA-100) Zoning District.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Two (2)

**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 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.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Two (2)

**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 in the Industrial 1 (I-1) Zoning District, 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:** One (1)

**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 in the Industrial 1 (I-1) Zoning District, 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:** One (1)

**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) Industrial 1 (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:** One (1)

**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 (RA-100) Zoning designation. The proposed subdivision will be known as Gabor Subdivision – Phase II.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** One (1)

**4. Non-Public Hearing Items.**

a. None.

**5. Closed Hearings – Board/Applicant Discussions.**

a. None.

**6. Signs.**

a. None.

**7. Work Session.**

a. None.

**8. Next Planning Board Meeting – March 18th**

**9. Forthcoming Cases.**

- a. Case #2026-011 – The Farmstead Section No. 8 – Final Plat
- b. Case #2026-013 – Mauro Subdivision – Preliminary Plat
- c. Case #2026-014 – Mauro Subdivision – Final Plat
- d. Case #2026-015 – VFW Post No. 951 – Site Plan
- e. Case #2026-017 – Park Ridge TLE, LLC – Special Permit
- f. Case #2026-018 – The Learning Experience (Park Ridge Path) – Amended Site Plan

**10. Adjourned Agenda Cases.**

- a. #2025-052 – James Nichols/Lands of Nichols LD, LLC – Zone Change Referral (April 22<sup>nd</sup>)

## **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.