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Planning Board Agenda

March 18, 2026, at 7:30 PM in the Clay Town Hall
Discussion Session: Jury Room - 7 PM | Public Meeting: Meeting Room – 7:30 PM

REVISED

1. **Pledge of Allegiance.**

2. **MOTION accepting the Minutes of Previous Meeting**

3. **Public Hearings.**
   a. **New Business.**

Case: #2026-013
Applicant: Scott Merle Builders: 4095 & 4101 Elmcrest Road
Request: **Preliminary Plat** – A request to subdivide two (2) existing parcels totaling 4.037-acres into four (4) new parcels (Lot #1 = 0.844-acres, Lot #2 = 0.905-acres, Lot #3 = 1.114-acres and Lot #4 = 1.144-acres). All four (4) lots will retain the One-Family Residential (R-7.5) Zoning District. The proposed subdivision will be known as Mauro Subdivision.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-015
Applicant: VFW Post No. 951: 5366 Caughdenoy Road
Request: **Site Plan** – The construction of a 2,160 square-foot pavilion and associated parking. The proposed pavilion will have a 78-foot front yard setback, where 100-foot is required, and will provide 35 parking spaces where 54 parking spaces are required in the Residential Agricultural (RA-100) Zoning District. No changes are proposed to the existing building, lighting or signage. The Zoning Board of Appeals granted setback and parking spaces deviation at their January 12th Hearing.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-017
Applicant: Park Ridge TLE LLC: 8233 Park Ridge Path
Request: **Special Permit** – To allow for the development of a 10,000 square-foot, single-story building with a 5,000 square-foot outdoor play area for use as a Day Care Facility in the Office (O-2) Zoning District. The site was previously approved for a 10,000 square-foot office building as part of the Park Ridge Commercial Park, where the shared parking area was constructed but only one of the three approved buildings was built. The proposal includes a sidewalk around the building, a six-foot white vinyl fence enclosing the play area, and landscaping to buffer views. No additional parking is required due to existing site capacity, drainage will connect to existing structures, total disturbance will be under one-acre, and utilities are available on-site
SEQR Status: Requires SEQR Determination I Decision Pending
Adjournments: None

Case: #2026-018
Applicant: The Learning Experience (Park Ridge Path): 8233 Park Ridge Path
Request: **Amended Site Plan** – Development of a 10,000 square-foot single-story day care facility in the Office (O-2) Zoning District. The site was previously approved for a 10,000 square-foot office building that was never constructed. The applicant now proposes to construct the day care facility with a 5,000 square-foot outdoor play area in place of the previously approved building at the rear of the site.
SEQR Status: Requires SEQR Determination I Decision Pending
Adjournments: None

Case: #2026-019
Applicant: Goguen Drive Realty/7835 Goguen Drive Contractors Service Yard Amendment: 7835 Goguen Drive
Request: **Amended Site Plan** – Approval to allow installation of a 1,000-gallon fuel tank and the temporary storage of the fuel tanks when not in use, as permitted by the Town Board Special P (Case #1220) granted on August 18, 2025. No other changes are proposed to the previously approved contractor's service yard on the site. The subject property is zoned Industrial I (I-1).
SEQR Status: Requires SEQR Determination I Decision Pending
Adjournments: None

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b. Old Business.

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 ATMs 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: #2025-044
Applicant: Chad Mutter/EV Charging Stations: 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: 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: Three (3)

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: Two (2)

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: One (1)

4. Non-Public Hearing Items.

a. Case: #2026-011
Applicant: Maple Road Associates: Maple Road
Request: **Final Plat –** Subdivision to create twenty-four (24) single-family lots in the One-Family Residential (R-15) Zoning designation. The proposed subdivision will be known as The Farmstead Section 8.
SEQR Status: Requires SEQR Determination I Decision Pending
Adjournments: One (1)

Case: #2026-014
Applicant: Scott Merle Builders: 4095 & 4101 Elmcrest Road
Request: **Final Plat** – Subdivision of two (2) existing tax parcels to create four (4) new parcels.
SEQR: Requires SEQR Determination I Decision Pending
Adjournments: None

5. Closed Hearings – Board/Applicant Discussions.

a. **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: Three (3)

6. **Signs.**
   a. MC Dolshire, LLC/Byrne Dairy – 7190 Buckley Road

7. **Work Session.**
   a. None.

8. **Next Planning Board Meeting** – April 8th

9. **Forthcoming Cases.**
   a. Case #2026-020 – Sweetheart Corner Redevelopment – Zone Change Referral (April 8th)
   b. Case #2026-022 – Hinerwadels Preliminary Plan – Preliminary Plat (TBD)

10. **Adjourned Agenda Cases.**
    a. Case #2025-003 – John E. Fisher Construction Co., Inc. – Site Plan (April 22nd)
    b. Case #2025-004 – John E. Fisher Construction Co., Inc. – Special Permit (April 22nd)
    c. Case #2025-052 – James Nichols/Lands of Nichols LD, LLC – Zone Change Referral (April 22nd)

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.