

---

# Planning Board Agenda

April 8, 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:** #2026-020  
**Applicant:** 5380 Sweetheart Corner LLC/Sweetheart Corner Redevelopment: 102 ½ Wally Road  
**Request:** **Zone Change Referral** – A request to rezone a 0.357-acre parcel from One-Family Residential Zoning District (R-10) to the Regional Commercial Zoning District (RC-1) to allow future commercial site redevelopment.  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** None

---

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:** Six (6)

**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:** 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:** Five (5)

**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:** Three (3)

**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:** One (1)

**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 | Decision Pending  
**Adjournments:** One (1)

**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 | Decision Pending  
**Adjournments:** One (1)

**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 | 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:** Two (2)

- 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:** One (1)

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

- a. None.

**6. Signs.**

- a. None.

**7. Work Session.**

- a. None.

**8. Next Planning Board Meeting – April 22nd**

**9. Forthcoming Cases.**

- a. Case #2026-022 – Hinerwadels Preliminary Plan – Preliminary Plat (April 22<sup>nd</sup>)
- b. Case #2026-024 – Community Bank – Special Permit Referral (TBD)
- c. Case #2026-025 – Community Bank – Site Plan (TBD)
- d. Case #2026-026 – Steven Calocerinos – Special Permit Referral (April 22<sup>nd</sup>)

**10. 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.