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# Planning Board Agenda

**May 13, 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:** #2026-028 (W Taft Summit Federal Credit Union)  
**Applicant:** Dave Harnish/ Summit Credit Federal Union: 4955 West Taft Road  
**Request:** **Site Plan** – Demolition of current office building for the development of a credit union, accessory drive-thru, and parking lot revisions. The property is in the Neighborhood Office (O-2) Zoning District. The Town Board approved a Special Permit for both the accessory drive-thru and the proposed land use of a credit union at their March 16<sup>th</sup> Hearing.

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**b. Old Business.**

**Case:** #2025-037 (W Taft Northern Credit Union)  
**Applicant:** Northern Credit Union: 5004-5008 West Taft Road  
**Request:** **Site Plan** – Review of two (2) existing lots (Tax IDs: 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  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Seven (7)

**Case:** #2025-044 (Chad Mutter EV)  
**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:** Seven (7)

**Case:** #2025-054 (Black Creek Equestrian Center)  
**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:** Four (4)

**Case:** #2026-009 (Gabor Subdivision -Phase II)  
**Applicant:** Donald Gabor: 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.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Five (5)

**Case:** #2026-017 (Park Ridge Path Special Permit)  
**Applicant:** The Learning Experience: 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:** Three (3)

**Case:** #2026-018 (Park Ridge Path Site Plan)  
**Applicant:** The Learning Experience: 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:** Three (3)

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

a. Allied Sign Company/Tully's Tenders - 3567 State Route 31 - ZBA Case #2001 Area Variance Referral pursuant to Section 230-22(D)2

b. **Case:** #2026-046  
**Applicant:** Donald Gabor: 8150 Morgan Road  
**Request:** **Final Plat** – To subdivide a 58.79-acre parcel into two lots. Both lots will retain the Residential Agricultural (RA-100) Zoning designation.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** None

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

a. None.

**6. Signs.**

a. Allied Sign Company/Tully's Tenders - 3567 State Route 31  
b. Kassis Superior Signs/American Steel and Aluminum LLC - 4522 Wetzel Road

**7. Work Session.**

a. None.

**8. Next Planning Board Meeting** – May 27<sup>th</sup>

**9. Forthcoming Cases.**

- a. Case #2025-052 – James Nichols/Lands of Nichols LD, LLC – Zone Change Referral (May 27<sup>th</sup>)
- b. Case #2026-025 - Raymour & Flanigan Plaza Community Bank – Site Plan (May 27<sup>th</sup>)
- c. Case #2026-030 – West Herr Expansion- Zone Change Referral (May 27<sup>th</sup>)
- d. Case #2026-032 – Lawton Road -Zone Change Referral (May 27<sup>th</sup>)
- e. Case #2026-045 – AT & T Mobility – Utility Special Permit Referral (June 10<sup>th</sup>)

**10. Adjourned Agenda Cases.**

- a. Case #2025-003 – John E. Fisher Construction Co. Inc., 4593 Wetzel Road – Site Plan (June 10<sup>th</sup>)
- b. Case #2025-004 - John E. Fisher Construction Co. Inc, 4593 Wetzel Road – Special Permit (June 10<sup>th</sup>)
- c. Case #2025-050 – Ironhorn Enterprises, 7245 Henry Clay Blvd. Special Permit (June 10<sup>th</sup>)
- d. Case #2026-011 - Maple Road Associates, Maple Road – Final Plat (May 27<sup>th</sup>)
- e. Case # 2026-019 - Goguen Drive Realty, 7835 Goguen Dr. – Amended Site Plan (June 10<sup>th</sup>)
- f. Case #2026-022 - Hinerwadels Subdivision, 5300 West Taft Road – Preliminary Plat (June 10<sup>th</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.