

Planning Board Agenda

May 27, 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: #2026-025 (R & F Plaza Community Bank)
Applicant: Erik Turner/Community Bank N.A: 4000 State Route 31
Request: **Site Plan** – Construction of a new bank and accessory drive-thru on a pad located on the easternmost portion of a parking lot of an existing commercial plaza. The property is in the Regional Commercial (RC-1) Zoning District. The Town Board approved a Special Permit for the accessory drive-thru at their May 18th Hearing and the Zoning Board of Appeals granted setback and perimeter deviation at their April 13th meeting.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-030 (West Herr Expansion)
Applicant: West Herr Automotive Group: State Route 31
Request: **Zone Change Referral** – A request to rezone a 0.78-acre parcel from the Neighborhood Commercial (NC-1) Zoning District to the Highway Commercial (HC-1) Zoning District for the expansion of an existing parking lot to serve additional vehicle inventory for the dealership. The Town Board requested a referral at their May 18th meeting.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-032 (Reserve at Clay)
Applicant: Cornerstone Homes CNY LLC.: Lawton Road
Request: **Zone Change Referral** – A request to rezone two parcels totaling 20.18 acres from the Residential Agricultural (RA-100) Zoning District to the Single-Family Residential (R-7.5) Zoning District for the future development of approximately 61 Single-Family Housing lots. The Town Board requested a referral at their May 18th meeting and adjourned their hearing until June 15th.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

b. Old Business.

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: Six (6)

Case: #2026-028 (W Taft Summit Federal Credit Union)

Applicant: Dave Harnish/Summit Credit Federal Union: 4955 W 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 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 16th Hearing.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: One (1)

4. Non-Public Hearing Items.

Case: #2026-011 (Farmstead Subdivision)

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 | Decision Pending

Adjournments: Three (3)

Case: #2026-046 (Gabor Subdivision -Phase II)

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: One (1)

5. Closed Hearings – Board/Applicant Discussions.

a. None.

6. Signs.

a. None

7. Work Session.

a. None.

8. Next Planning Board Meeting – June 10th

9. Forthcoming Cases.

a. Case #2026-045 – AT & T Mobility – Utility Special Permit Referral (June 10th)

b. Case #TBD – Amazon Drone Implementation – Amended Site Plan (June 10th)

10. Adjourned Agenda Cases.

a. Case #2025-003 – John E. Fisher Construction Co. Inc., 4593 Wetzel Road – Site Plan (June 10th)

b. Case #2025-004 - John E. Fisher Construction Co. Inc, 4593 Wetzel Road – Special Permit (June 10th)

c. Case #2025-037 - Northern Credit Union, 5004-5008 West Taft Road – Site Plan (June 10th)

d. Case #2025-050 – Ironhorn Enterprises, 7245 Henry Clay Blvd. - Special Permit (June 10th)

e. Case #2025-054 - Clay Equestrian Center, 9605 Black Creek Road - Site Plan (July 8th)

f. Case # 2026-019 - Goguen Drive Realty, 7835 Goguen Dr. – Amended Site Plan (June 10th)

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.