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# Planning Board Agenda

July 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:** #2026-051 (Amazon Drone Implementation)  
**Applicant:** Amazon.com Inc.: 7211 Morgan Road  
**Request:** **Amended Site Plan** – Development of an accessory drone facility and 3,000 SF building for drone deliveries for Amazon customers in a 7.5-mile radius from the facility. The facility will be constructed in the northern parking area of the current Amazon Distribution Facility. The property is in the Industrial 1 (I-1) Zoning District.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** One (1)

**Case:** #2026-053 (Matthews Auto Group Expansion)  
**Applicant:** Matthews Automotive Group: 3893 State Route 31  
**Request:** **Amended Site Plan** – Expansion of an existing automotive dealership for additional service area and vehicle inventory. The property is in the Regional Commercial (RC-1) Zoning District.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** None

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**b. Old Business.**

**Case:** #2025-003 (Fisher Service Yard Site Plan)  
**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:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Seven (7)

**Case:** #2025-004 (Fisher Service Yard Special Permit)  
**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:** Seven (7)

**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 (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:** Ten (10)

**Case:** #2025-050 (7245 Henry Clay Warehouse)  
**Applicant:** Ironhorn Enterprises/Troy Bullock: 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:** Planning Board Declared Negative SEQR Declaration at their April 8, 2026 Meeting.  
**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:** Five (5)

**Case:** #2026-022 (Hinerwadels Subdivision)  
**Applicant:** J. Alberici & Sons Inc.: 5300 West Taft Road  
**Request:** **Preliminary Plat** – A request to subdivide four (4) existing lots into 91 new lots. Two of the lots are in the Office Zoning District (O-2), and 89 units are in the One-Family Residential Zoning District (R-7.5).  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Two (2)

**Case:** #2026-025 (R & F Plaza Community Bank)  
**Applicant:** 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:** One (1)

**Case:** #2026-028 (W Taft Summit Federal Credit Union)  
**Applicant:** Dave Harnish/Summit Federal Credit 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 16<sup>th</sup> Hearing.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Three (3)

**Case:** #2026-031 (West Herr Expansion)  
**Applicant:** West Herr Automotive Group: 3687 State Route 31  
**Request:** **Amended Site Plan** – Expansion of an existing parking lot to serve additional vehicle inventory for the dealership. The property is in the Highway Commercial (HC-1) Zoning District.  
**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. Scout Services/Burger King – 7589 Oswego Road
- b. Scout Services/Burger King – 4035 State Route 31

**7. Work Session.**

a. None.

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

**9. Forthcoming Cases.**

a. 2026-058- Amazon.com Inc. – Site Plan application (July 22<sup>nd</sup>)

**10. Adjourned Agenda Cases.**

a. None

**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.