

Planning Board Agenda

October 14, 2026, at 7:30 PM in the Clay Town Hall

Discussion Session: Conference 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: #2026-077 (Nissan Dealership Relocation)
Applicant: Matthews Auto Group: 4155 State Route 31
Request: **Site Plan** – Redevelopment of existing site to accommodate an automobile dealership. The property obtained a Town Board Special Permit for “Motor Vehicle Service” at their October 5th meeting and obtained a Town Board Special Permit for “Motor Vehicle Sales” in 2019. The property is in the Regional Commercial (RC-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-081 (EquipmentShare Dey Road Site Plan)
Applicant: EquipmentShare,com Inc: 4708 Dey Road
Request: **Site Plan**– Development of an onsite fuel island for private fuel distribution of construction equipment & fleet vehicles, along with an accessory laydown yard and wash basin. The property is in the Industrial 1 (I-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

b. Old Business.

Case: #2025-003 (Fisher Site Plan) **(Requested Adjournment until 12/9)**
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 Status: Requires SEQR Determination | Decision Pending
Adjournments: Nine (9)

Case: #2025-004 (Fisher Special Permit) **(Requested Adjournment until 12/9)**
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: Nine (9)

Case: #2025-037 (W Taft Northern Credit Union) **(Requested Adjournment until 11/18)**
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 (O-2) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Fifteen (15)

Case: #2025-054 (Clay Equestrian Center) **(Requested Adjournment until 11/18)**
Applicant: Cheryl D. White/Clay Equestrian Center: 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 Status: Requires SEQR Determination | Decision Pending
Adjournments: Nine (9)

Case: #2026-051 (Amazon Drone Implementation) **(Requested Adjournment until 12/9)**
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: Five (5)

Case: #2026-058 (Amazon Warehouse Site Plan) **(Requested Adjournment Date TBD)**
Applicant: Acquest Development Company, LLC/Amazon.com Inc.: 7526 & 7546 Morgan Road
Request: **Site Plan** – Development of a new 234,300 square-foot (+/-) warehouse facility with accessory parking. The property is in the Industrial I (I-1) Zoning District.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: Three (3)

Case: #2026-066 (Ferguson Warehouse Improvements)
Applicant: Ferguson Enterprises: 7245 Henry Clay Blvd.
Request: **Amended Site Plan** – Exterior site improvements for new warehouse tenant located in northwest portion of parcel. Changes include increase in parking, additional ramps, and fencing. The property is in the Industrial 1 (I-1) Zoning District.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: One (1)

Case: #2026-070 (Moyers Corners Cell Tower)
Applicant: Airosmith Development: 7200 Henry Clay Blvd.
Request: **Site Plan** – Installation of a Monopole Cellular Tower and accessory equipment. Site area will be leased from the Moyers Corners Fire Department. The property is in the Government (GOV) Zoning District.
SEQR: Requires SEQR Determination | Decision Pending

Adjournments: One (1)

Case: #2026-072 (Amazon Warehouse Subdivision)

Applicant: Acquest Development Company, LLC/Amazon.com Inc.: 7526 & 7546 Morgan Road

Request: **Preliminary Plat** – Subdivision to reconfigure lots to construct a new warehouse on southern portion of current lot. The property is in the Industrial 1 (I-1) Zoning District.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: One (1)

4. Non-Public Hearing Items.

a. Discussion of: *LOCAL LAW NO. 9 OF THE YEAR 2026 (f/k/a Local Law No. 10 of the year 2026), amending Section 230 22(C)(1)(c)[1] of the Town of Clay Zoning Ordinance adding Section 230 22(C)(1)(c)[1][a][i] to allow for the placement of electronic message signs in the Industrial 1 (I-1) Zoning District.*

5. Closed Hearings – Board/Applicant Discussions.

a. None

6. Signs.

a. None

7. Work Session.

a. None

8. Next Planning Board Meeting – November 18th

9. Forthcoming Cases.

a. #2026-029 – Bluffs at Verplank, Henry Clay Blvd. Tax ID# 030.-01-01.0 – Zone Change Referral (Nov 18th)

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.