Planning Board
Regular Meeting
October 14, 2026

APPROVED

The Regular Meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 14th day of October 2026. The meeting was called to order by Chairwoman Borton at 7:30 p.m. All joined in the Pledge of Allegiance and upon roll being called the following were:

PRESENT:	Michelle Borton	Chairwoman
	Karen Guinup	Member
	Paul Graves	Member
	Jim Palumbo	Member
	Hal Henty	Member
	Marie Giannone	Secretary to Planning Board
	Brian Bender	Commissioner of Planning & Development
	Amber Dillon	Planner II – Planning & Development Department
	Kathleen Bennett	Planning Board Attorney
	Caitlin Choberka	C & S Engineer

ABSENT: Russ Mitchell, Al McMahon

Motion made by Mr. Graves to approve the minutes of the September 30, 2026 meeting. Seconded by Mr. Palumbo.

Motion Carried: 5-0.

Public Hearings:

Case #2026-077 – ***Nissan Dealership*** **Relocation – Matthews Auto Group**, 4155 State Route 31, Site Plan

Mr. Ben Harrell, CHA, is present to address the board on behalf of the applicant. Mr. Harrell said Matthews Auto Group is proposing renovation of an existing facility to accommodate sale and service. The proposed changes include renovating the interior of the existing building, update front façade, repairs to sidewalk at front of building, restriping of parking area, landscaping along the front as requested by OCPB and dumpster enclosure on the northside of the building. There will be a new service entry for customers where the customer drops off the vehicle. There is no change to lighting as it is LED lighting. The car carrier radius turn in is adequate and no unloading in the roadway.

The hours are Monday – Thursday 9 am – 7 pm, Friday 9 am – 6 pm, and Saturday 9 am – 5 pm. Closed Sunday.

Chairwoman Borton said they have received OCPB comments which stated:

(1) The applicant and the municipality are encouraged to install landscaping around the parking lot, around the perimeter of the site, and along the internal roadways to improve site appearance and reduce stormwater runoff and improve stormwater quality; and (2) The town is encouraged to require any easements, including the town-owned sanitary sewer easements, be shown on the site plan.

Mr. Harrell confirmed that the easements are shown on the site plan.

Chairwoman Borton said the subdivision map received is not the most recent. The chairwoman asked Mr. Harrell if there have been any discussions on the condition of the ring road. Mr. Vincent Salvagni, Chief Operating Officer of Matthews Auto Group, addressed the board on the ring road. Mr. Salvagni said a response has been received from the owner of the ring road which said they reached out to contractors to make repairs and said Salt City or Industry Standards would be doing the repair work. Mr. Salvagni said this is good news as there has been a response to make this road safe. Chairwoman Borton said this is good but it is outside the scope of this board as this is a code enforcement issue but could be a driver for this site plan. Mr. Salvagni said Matthews Auto Group would not make that investment and not follow through with the owner to complete the repairs of the ring road for safety of their customers.

Chairwoman Borton asked the board members if there are any questions.
Mr. Graves asked if there is auto painting/detailing at this location. Mr. Harrell said no body work.
Mr. Palumbo said the trees shown on the site plan which are a very good tree are very close to the snow storage. Mr. Harrell said these are shown better on the planting plan. Mr. Palumbo said any plantings near the islands would become snow storage areas. Mr. Palumbo suggested ornamental grasses for this climate. Also, some trees on the islands of the corners of the building would be appealing.
Mr. Henty – all set.
Ms. Guinup said the address on the site plan reads 4155 State Route 31 but the number for the subdivision is 4155C. This should read 4155C on all the plans for the Planning and Codes Department. Ms. Guinup said Mr. Harrell did a good job.

Chairwoman Borton said this is a public hearing and asked if there are any questions. None.
Mr. Harrell asked about internal building permits. Mr. Bender said this can be coordinated with the Codes Department.

Motion made by Mr. Graves to adjourn this case to November 18, 2026. Seconded by Mr. Palumbo.

Motion Carried: 5-0.

Case #2026-081 **Equipment Share Dey Road**, 4708 Dey Road, Site Plan
Mr. Corey Nelson is present to address the board. This project is the development of an onsite fuel island for private fuel distribution of construction equipment and fleet vehicles, along with an accessory laydown yard and wash basin. The building is 8,800 sq. ft. on a 9-acre lot.

Chairwoman Borton had the following comments:

- ✓ Site data table is started on the cover sheet but should be on the site plan.
- ✓ Setbacks should show what is required and what is provided.
- ✓ More detail on the parking analysis – show location of 22 parking spaces; verify they are 9-1/2 x 20 ft.
- ✓ Provide color of building
- ✓ Legend needed on site plan
- ✓ Location of wash bay – EAF needs to be updated
- ✓ Label square footage of building
- ✓ Label location of fueling station
- ✓ Snow storage should be noted on plan
- ✓ Show as much detail for circulation of the laydown area

Note to Amber/Brian to be sure the wash basin is taken out of the description (came from EAF).

Mr. Graves asked about the permit for diesel fuel.

Mr. Palumbo questioned the planting of trees which shows near or on concrete and also near the catch basin (oak tree) and utility lines. This will be addressed by the applicant. There is a good variety of plants shown. Be sure the plants are positioned to allow for snow storage.
Mr. Henty – lighting is good and be sure the listing is correct on the table.
Ms. Guinup said the laydown area will have bulk, liquid gas, motor vehicles and it is important that this is marked for location. The Codes Department will use this for enforcement. Add color to match building on the plan.
Ms. Choberka acknowledged that work is being done with the applicant and comments will be provided.
Chairwoman Borton said this is a public hearing and asked if there are any questions. None.

Motion made by Mr. Graves to adjourn this case to November 18, 2026. Seconded by Mr. Palumbo.
Motion Carried: 5-0.

Case #2025-003 **Fisher Site Plan** 4593 Wetzel Road, John E. Fisher Construction Co. Adj. 9
And
Case #2025-004 **Fisher Special Permit**, 4593 Wetzel Road, John E. Fisher Construction Co. Adj. 9
The applicant has asked for an adjournment.
Motion made by Mr. Henty to adjourn these two cases to December 9, 2026. Seconded by Ms. Guinup.
Motion Carried: 5-0.

Case #2025-037 **W Taft Northern Credit Union**, 5004-5008 West Taft Rd, Site Plan. Adj. 15
The applicant has asked for an adjournment.
Motion made by Mr. Graves to adjourn this case to November 18, 2026. Seconded by Mr. Palumbo.
Motion Carried: 5-0.

Case # 2025-054 **Clay Equestrian Center**, Cheryl D. White, 9605 Black Creek Road, Site Plan Adj. 9
The applicant has asked for an adjournment.
Motion made by Mr. Henty to adjourn this case to November 18, 2026. Seconded by Ms. Guinup.
Motion Carried: 5-0.

Case #2026-051 **Amazon Drone Implementation**, Amazon Inc., 7211 Morgan Road, Amended Site Plan Adj. 5
The applicant has asked for an adjournment.
Motion made by Mr. Graves to adjourn this case to December9, 2026. Seconded by Mr. Palumbo.
Motion Carried: 5-0.

Case #2026-058 **Amazon Warehouse, Acquest Development Company, LLC/Amazon**, Site Plan. Adj. 3
The applicant has asked for an adjournment.

Motion made by Mr. Graves to adjourn this case to November 18, 2026. Seconded by Mr. Palumbo.
Motion Carried: 5-0.

Case #2026-066 **Ferguson Warehouse Improvements**, **Ferguson Enterprises**, 7245 Henry Clay Blvd. Amended Site Plan Adj. 1
Mr. Mark Pearson, Schopfer Architects, is present to address the board on behalf of the applicant. Changes needed from a previous meeting were corrected as reflected in the plans. Chairwoman Borton said sheet A3.3 is not reflected in the title sheet. This will be corrected. The plan should read Amended Site Plan not Overall Site Plan. Questions from the board members.
Mr. Graves asked about snow storage. This will be corrected to show on the plan.
Mr. Palumbo said he appreciated the response on the ramp for the vehicles. This was a very good job.
Mr. Henty – all set.
Ms. Guinup – all set. Asked if a new fence was going around the trash enclosure. Mr. Pearson said yes. This was shown on the plan which will be a 7 ft high fence with gate. The details should be shown on the plan.
Chairwoman Borton said this is a public hearing and asked if there are any questions. None.

Motion made by Mr. Graves to adjourn this case to November 18, 2026. Seconded by Mr. Palumbo.

Motion Carried: 5-0.

Case #2026-070 **Moyers Corners Cell Tower, Airosmith Development**, 7200 Henry Clay Blvd. Site Plan Adj. 1

Ms. Tiffany Street, Airosmith Development, is present to address the board. Ms. Smith said the short answer to convert the monopole to monopole pine tree cell tower is yes but would require an additional 25 ft. barrier. This would require a man lift at the base for workers to climb. Additionally, the pine needles are made out of micro plastic which tend to fly away leaving bare area causing potential problems with animals and the environment. A picture was shown as an example of what this could look after the branches disappear. Ms. Street said they are requesting the monopole for this project.

Chairwoman Borton thanked Ms. Street for the explanation. The chairwoman asked the board members if there are any questions/comments.

Mr. Graves – good
Mr. Palumbo is in agreement with the explanation and asked about a drawing that was submitted. This is not in the record.
Mr. Henty – good
Ms. Guinup – good

This is a public hearing and asked if there are any questions. Hearing none the chairwoman closed the hearing and asked for a motion.

Motion for SEQR made by Mr. Palumbo. Mrs. Chairwoman: In the matter of the application of the planning board case No. 2026-070 for Moyers Corner Cell Tower at 7200 Henty Clay Blvd. I move the adoption of a resolution using standard form #10 SEQR that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons: The proposed monopole is in conformance with the town's zoning regulations and consistent with the area needs. Seconded by Mr. Graves.

Motion Carried: 5-0.

Motion for Site Plan made by Mr. Palumbo. Mrs. Chairwoman: In the matter of the application of the planning board case No. 2026-070 for Moyers Corner Cell Tower at 7200 Henty Clay Blvd. I move the adoption of a resolution using standard form #20 Site Plan be granted based on a map by Airosmith dated 3/21/2024 revised 10/2/2026 and numbered T01, GN01, A01, A02, A03, A04, EC1 and EC2. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Mr. Graves.

Motion Carried: 5-0.

Case #2026-072 **Amazon Warehouse Subdivision, Acquest Development Company**, LLC 7526 & 7546 Morgan Road, Preliminary Plat Adj. 1

Mr. Pat Sheedy is present to address the board on behalf of the applicant. Changes were made as requested from the previous meeting.

Chairwoman Borton said County has consolidated these lots but nothing has been received in writing as of this date. The dates on the drawings are incorrect. This will be corrected. On the final plat Mr. Bender said the planning department will continue to work with Mr. Sheedy and if the board is comfortable with the changes addressed this evening, we can have the preliminary and final approval on the agenda.

There were no questions from the board or public.

Motion made by Mr. Graves to adjourn this case to November 18, 2026. Seconded by Mr. Palumbo.

Motion Carried: 5-0.

Non-Public Hearing Items

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.

Chairwoman Borton asked Mr. Bender to give an explanation of this zoning change to the board members.

Mr. Bender said: "The request to amend the sign code originated from Deputy Supervisor Bick to include the ability to have electronic message signs in the I-1 District with the issuance of a Special Permit. The I-1 District comprises approximately five percent of the Town and, as such, is unlikely to see a significant number of these signs. The amendment also establishes standards to address potential lighting and visual impacts, particularly where industrially zoned property is adjacent to residential zoning districts or residential uses. There were no public comments during the hearings held by the Town Board."

Motion made by Mr. Graves to adjourn this meeting at 8:30 p.m. Seconded by Mr. Palumbo.

Motion Carried: 5-0.

Respectfully submitted,

Marie Giannone

Marie Giannone
Planning Board Secretary