4401 State Route 31
Clay, New York 13041-8707
Website: www.townofclayny.gov

TOWN of CLAY
A great place to live, work, and raise a family.

Phone: (315) 652-3800
Fax: (315) 622-7259
E-mail: planning@townofclayny.gov

Planning Board Agenda

November 18, 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: #2026-075 (Alberici & Sons Contractor's Yard Special Permit)
Applicant: JALAC LLC: 4650 Buckley Rd.
Request: **Special Permit**- Request to permit the operation of a Contractor's Service Yard at a former trucking facility. The property is in the Industrial I (I-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-076 (Alberici & Sons Contractor's Yard Amended Site Plan)
Applicant: JALAC LLC: 4650 Buckley Rd.
Request: **Amended Site Plan**- Request to modify the site of a former trucking facility to accommodate a Contractor's Service Yard. The property is in the Industrial 1 (I-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-078 (Tocco Villagio PDD Amendment)
Applicant: Tocco Villagio III LLC: State Route 31
Request: **Zone Change Referral & PDD Amendment**- Request for a Zone Change from RA-100 Residential Agricultural District to PDD Planned Development District on land located at 5509 State Route 31, Tax ID #051.-01-01.0, to allow for modification of the existing Tocco Villagio Planned Development District (PDD) to allow mixed use. The property consists of +/- .54 acres of land. Parcels currently included in Tocco Villagio PDD development include: Tax Map ID#s 051.-01-02.1, 051.-01-02.4, 051.-02-01.0. All parcels combined consist of +/- 40.62 acres of land.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-082 (Park Ridge Commercial Park Subdivision)
Applicant: Treeline Manor 2026, LLC.: 8233 Park Ridge Path
Request: **Preliminary Plat** – Subdivision to divide one lot into three new lots for financing purposes. The property is in the Office (O-2) Zoning District.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-084 (Carson Power BESS Special Permit)
Applicant: Wetzel BESS A&B LLC: 7846 & 7850 Goguen Drive
Request: **Special Permit Referral**- Request to permit land use of Tier 3 BESS equipment. The properties are in the Industrial 1 (I-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: **#**2026-085 (Ironhorn Southern Warehouse Improvements)
Applicant: Ironhorn Enterprises: 7245 Henry Clay Blvd.
Request: **Amended Site Plan**- Proposed loading docks and pavement expansion on the existing southern building's southern facade, to accommodate tenant needs and associated site improvements. The property is in the Industrial 1 (I-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: **#**2026-089 (Clay Marketplace Electronic Message Sign)
Applicant: Charles Signs Inc./QP2 Properties LLC: 4591 State Route 31
Request: **Special Permit**- Proposed electronic message sign for a freestanding sign. The property is in the Planned Development District (PDD) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

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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 (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: Sixteen (16)

Case: #2025-054 (Clay Equestrian Center)
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: Ten (10)

Case: #2026-058 (Amazon Warehouse Site Plan)
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: Four (4)

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: Two (2)

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: Two (2)

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: One (1)

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. The property is in the Industrial 1 (I-1) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: One (1)

4. Non-Public Hearing Items.

Case: #2026-083 (Park Ridge Commercial Park Subdivision)
Applicant: Treeline Manor 2026 LLC.: 8233 Park Ridge Path
Request: **Final Plat** – Subdivision to divide one lot into three new lots for financing purposes. The property is in the Office (O-2) Zoning District.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-086 (Amazon Warehouse Subdivision)
Applicant: Acquest Development Company, LLC/Amazon.com Inc.: 7526 & 7546 Morgan Road
Request: **Final 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: None

5. **Closed Hearings – Board/Applicant Discussions.**
   a. None

6. **Signs.**
   a. None

7. **Work Session.**
   a. None

8. **Next Planning Board Meeting** – December 9th

9. **Forthcoming Cases.**
   a. None

10. **Adjourned Agenda Cases.**
    a. #2025-003 – Fisher Service Yard, 4593 Wetzel Road – Site Plan (December 9th)
    b. #2025-004 – Fisher Service Yard, 4593 Wetzel Road – Special Permit (December 9th)
    c. #2026-051- Amazon Drones, 7211 Morgan Road – Amended Site Plan (December 9th)

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.