
Planning Board Agenda

January 14, 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.

REVISED

2. Organizational Items for 2026:

MOTION accepting the 2026 Scheduling Calendar, which includes the official meeting dates, and states the filing dates of when a completed application is to be received from an applicant; that Proofs of Publication will be in the Tuesday edition of the Post Standard the week before the meeting; the appointment of Russ Mitchell as Deputy Chairman; the appointment of Marie Giannone as Secretary to the Planning Board; the appointment of Kathleen M. Bennett (Bond, Schoeneck & King) as the Planning Board Attorney; and acknowledgment of the Town Board's appointment of C & S Engineering as the Planning Board's Engineers for the year 2026.

3. MOTION accepting the Minutes of Previous Meeting

4. Public Hearings.

a. New Business.

None.

b. Old Business.

Case: #2025-026

Applicant: Kelly-Tobin Development/Mirabito Shopping Center, Site Location: 5566 State Route 31

Request: **Site Plan** – Development of a shopping center with multiple tenants including Mirabito w/fueling service, NBT Bank with drive-thru, and Dunkin Donuts with a drive-thru.

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: Six (6)

Case: #2025-044

Applicant: Chad Mutter/7293 Buckley Road – EV Charging Stations, Site Location: 7293 Buckley Road

Request: **Amended Site Plan** – Installation of three (3) dual port level 2 – 48 AMP EV charging stations.

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: Three (3)

Case: #2025-046

Applicant: RailWorks Track Services, LLC, Site Location: 8625 Caughdenoy Road

Request: **Site Plan** – Construct and operate a rail spur that will receive stone aggregate materials and then transfer these materials to adjacent parcel or parcels for construction of buildings and associated infrastructure.

SEQR Status: SEQR completed by OCIDA

Adjournments: Four (4)

Case: #2025-047
Applicant: Micron Semiconductor Manufacturing Facility (Yankee), Site Location: 5171 State Route 31
Request: **Site Plan** – Construction is planned for four (4) memory fabrication plants (Fabs), with each Fab and its supporting facilities requiring three to five years to complete. The full buildout is anticipated to be achieved over a 20-year period. Each Fab will occupy 1.2 million square feet of land and include approximately 600,000 square feet of cleanroom space, 290,000 square feet of support space, and 250,000 square feet of administrative space. Each pair of Fabs will be supported by 470,000 square feet of central utility buildings, 200,000 square feet of warehouse space, and 200,000 square feet of product testing space housed in separate buildings. The site will also include ancillary on-site facilities such as electrical substations, water and wastewater treatment and storage systems, and industrial gas storage.
SEQR: SEQR completed by OCIDA
Adjournments: Four (4)

Case: #2025-050
Applicant: Ironhorn Enterprises/Troy Bullock (7245 Warehouse), Site Location: 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.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Three (3)

Case: #2025-054
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.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: One (1)

Case: #2025-056
Applicant: Northside Baptist Church, Site Location: 7965 Oswego Road.
Request: **Amended Site Plan** – The construction of an 18,977 square-foot addition to the existing church to accommodate new worship space designed for flexible use, including conversion into a recreational gymnasium. The expansion will require the demolition of 7,607 square feet of the existing church. The new addition is proposed with a 25-foot rear yard setback, where 50 feet is required in the Residential Agricultural (RA-100) Zoning District. The Zoning Board of Appeals granted the setback deviation at its November 10th hearing. The applicant also proposes the following site improvements: (1) Creation of new outdoor gathering areas; (2) The relocation and expansion of youth sports fields; (3) Construction of a new service drive; and (4) Upgrades to stormwater management, landscaping, and external lighting.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: One (1)

Case: #2025-058
Applicant: Conifer, LLC., Site Location: 4155 State Route 31
Request: **Final Plat** – To subdivide an existing 121-acre parcel into two lots: a new 13-acre parcel and a 107-acre remnant parcel. Both parcels will retain the Regional Commercial (RC-1) zoning designation and Highway Overlays for NYS Route 31, Morgan, and VerPlank. The proposed subdivision will be known as Great Northern Subdivision 3.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: One (1)

5. Old Business Final Plat Approvals

Case: #2026-007
Applicant: Micron New York Semiconductor Manufacturing LLC
Request: Final Plat – Re-subdivision/combination of 34 existing tax parcels to create a new parcel containing approximately 819 acres, in the Industrial 2 Zoning District (I-2) and Residential Agricultural Zoning District (RA-100).
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

6. Closed Hearings – Board/Applicant Discussions.

- a. None.

7. Signs.

- a. None.

8. Work Session.

- a. None.

9. Planning Board 2026 Meeting Calendar – Separate Page.

10. Forthcoming Cases.

- a. Summit Credit Union (4955 W. Taft Road) — Rezone, Town Board Special Permit, and Site Plan Review. Estimated for the February 11th agenda.
- b. Next Amp Battery Energy Storage Systems (Two proposed sites) - Town Board Special Permits & Site Plans. Estimated for the February 11th agenda.

11. Adjourned Agenda Cases.

- a. #2025-003 – John E. Fisher Construction Co., Inc. – Site Plan (February 25th)
- b. #2025-004 – John E. Fisher Construction Co., Inc. – Special Permit (February 25th)
- c. #2025-052 – James Nichols/Lands of Nichols LD, LLC – Zone Change Referral (February 11th)

12. 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.