
Planning Board Agenda

April 22, 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 (REVISED)

3. Public Hearings.

a. New Business.

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: None

Case: #2026-026 (Buckley Two-Family Conversion)
Applicant: Steven Calocerinos: 4793 Buckley Road
Request: **Special Permit Referral** – A request to convert a single-family dwelling into a two-family dwelling on a 3.53-acre parcel in the Residential Agricultural (RA-100) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: None

b. Old Business.

Case: #2025-003 (Wetzel Service Yard)
Applicant: John E. Fisher Construction Co., Inc. : 4593 Wetzel Road
Request: **Site Plan** – Development of a Contractor Service Yard
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Five (5)

Case: #2025-004 (Wetzel Service Yard)
Applicant: John E. Fisher Construction Co., Inc: 4593 Wetzel Road
Request: **Site Plan** – Approval to permit land use of a Contractor Service Yard
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Five (5)

Case: #2025-044 (Chad Mutter EV)
Applicant: Chad Mutter/EV Charging Stations: 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: Six (6)

Case: #2026-009 (Gabor Subdivision -Phase II)
Applicant: Donald Gabor: 8150 Morgan Road
Request: **Preliminary Plat** – To subdivide a 58.79-acre parcel into two lots. Both lots will retain the Residential Agricultural (RA-100) Zoning designation.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: Four (4)

Case: #2026-013 (Mauro Subdivision)
Applicant: Scott Merle Builders: 4095 & 4101 Elmcrest Road
Request: **Preliminary Plat** – A request to subdivide two (2) existing parcels totaling 4.037-acres into four (4) new parcels (Lot #1 = 0.844-acres, Lot #2 = 0.905-acres, Lot #3 = 1.114-acres and Lot #4 = 1.144-acres). All four (4) lots will retain the One-Family Residential (R-7.5) Zoning District.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Two (2)

Case: #2026-015 (VFW Post No. 951 Expansion)
Applicant: VFW Post No. 951, 5366 Caughdenoy Road
Request: **Site Plan** – The construction of a 2,160 square-foot pavilion and associated parking. The proposed pavilion will have a 78-foot front yard setback, where 100-foot is required, and will provide 35 parking spaces where 54 parking spaces are required in the Residential Agricultural (RA-100) Zoning District. No changes are proposed to the existing building, lighting or signage. The Zoning Board of Appeals granted setback and parking spaces deviation at their January 12th Hearing.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: One (1)

Case: #2026-017 (Park Ridge Path Special Permit)
Applicant: The Learning Experience: 8233 Park Ridge Path
Request: **Special Permit** – To allow for the development of a 10,000 square-foot, single-story building with a 5,000 square-foot outdoor play area for use as a Day Care Facility in the Office (O-2) Zoning District. The site was previously approved for a 10,000 square-foot office building as part of the Park Ridge Commercial Park, where the shared parking area was constructed but only one of the three approved buildings was built. The proposal includes a sidewalk around the building, a six-foot white vinyl fence enclosing the play area, and landscaping to buffer views. No additional parking is required due to existing site capacity, drainage will connect to existing structures, total disturbance will be under one-acre, and utilities are available on-site
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Two (2)

Case: #2026-018 (Park Ridge Path Site Plan)
Applicant: The Learning Experience: 8233 Park Ridge Path
Request: **Amended Site Plan** – Development of a 10,000 square-foot single-story day care facility in the Office (O-2) Zoning District. The site was previously approved for a 10,000 square-foot office building that was never constructed. The applicant now proposes to construct the day care facility with a 5,000 square-foot outdoor play area in place of the previously approved building at the rear of the site.
SEQR Status: Requires SEQR Determination | Decision Pending
Adjournments: Two (2)

Case: #2026-019 (Goguen Service Yard)
Applicant: Goguen Drive Realty/7835 Goguen Drive Contractors Service Yard Amendment: 7835 Goguen Drive
Request: **Amended Site Plan** – Approval to allow installation of a 1,000-gallon fuel tank and the temporary storage of the fuel tanks when not in use, as permitted by the Town Board Special P (Case #1220) granted on August 18, 2025. No other changes are proposed to the previously approved contractor’s service yard on the site. The subject property is zoned Industrial I (I-1).
SEQR Status: Requires SEQR Determination I Decision Pending
Adjournments: Two (2)

4. Non-Public Hearing Items.

a. Case: #2026-014 (Mauro Subdivision)
Applicant: Scott Merle Builders: 4095 & 4101 Elmcrest Road
Request: **Final Plat** – Subdivision of two (2) existing tax parcels to create four (4) new parcels.
SEQR: Requires SEQR Determination I Decision Pending
Adjournments: Two (2)

5. Closed Hearings – Board/Applicant Discussions.

a. None.

6. Signs.

a. None.

7. Work Session.

a. None.

8. Next Planning Board Meeting – May 13th

9. Forthcoming Cases.

- a. Case #2026-024 - Community Bank- Special Permit Referral (May 13th)
- b. Case #2026-025- Community Bank – Site Plan (May 27th)
- c. Case #2026-028 – Summit Federal Credit Union – Site Plan (May 13th)
- d. Case #2026-030 – West Herr Expansion- Zone Change Referral (May 27th)
- e. Case #2026-032 – Lawton Road -Zone Change Referral (TBD)

10. Adjourned Agenda Cases.

- a. Case #2025-037 – Northern Credit Union West Taft Road – Site Plan (May 13th)
- b. Case #2025-050 – Ironhorn Enterprises, 7245 Henry Clay Blvd. Special Permit (June 10th)
- c. Case #2025-052 – James Nichols/Lands of Nichols LD, LLC – Zone Change Referral (May 27th)
- d. Case #2026-011 -Maple Road Associates Maple Road – Final Plat (May 27th)

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.