

---

# Planning Board Agenda

June 10, 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.

3. Public Hearings.

a. New Business.

**Case:** #2026-031 (West Herr Expansion)  
**Applicant:** West Herr Automotive Group: 3687 State Route 31  
**Request:** **Amended Site Plan** – Expansion of an existing parking lot to serve additional vehicle inventory for the dealership. The property is in the Highway Commercial (HC-1) Zoning District.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** None

**Case:** #2026-045 (Moyers Corners Cell Tower)  
**Applicant:** AT&T Mobility: 7200 Henry Clay Boulevard  
**Request:** **Special Permit Referral** – A request to erect a 114-foot communications tower and approval of the utility land use. AT&T will be leasing a portion of land from the Moyers Corners Fire Department. The property is in the Government (GOV) Zoning District. The Town Board referred the application to the Planning Board at their June 1<sup>st</sup> meeting.  
**SEQR:** Requires SEQR Determination | Decision Pending  
**Adjournments:** None

**Case:** #2026-051 (Amazon Drone Implementation)  
**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:** None

---

b. Old Business.

**Case:** #2025-003 (Fisher Service Yard Site Plan)  
**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:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Six (6)

**Case:** #2025-004 (Fisher Service Yard Special Permit)  
**Applicant:** John E. Fisher Construction Co., Inc.: 4593 Wetzell 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:** Six (6)

**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 Zoning (O-2) Zoning District.  
**Location:** 5004-5008 West Taft Road  
**SEQR Status:** Requires SEQR Determination | Decision Pending  
**Adjournments:** Nine (9)

**Case:** #2025-050 (7245 Henry Clay Warehouse)  
**Applicant:** Ironhorn Enterprises/Troy Bullock: 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. The subject site is in Industrial 1 (I-1) Zoning District.  
**SEQR Status:** Planning Board Declared Negative SEQR Declaration at their April 8, 2026 Meeting.  
**Adjournments:** Six (6)

**Case:** #2026-019 (Goguen Service Yard)  
**Applicant:** Goguen Drive Realty/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 | Decision Pending  
**Adjournments:** Three (3)

**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:** One (1)

**Case:** #2026-028 (W Taft Summit Federal Credit Union)  
**Applicant:** Dave Harnish/Summit Federal Credit Union: 4955 W Taft Road

**Request:** Site Plan – Demolition of current office building for the development of a credit union, accessory drive-thru, and parking lot revisions. The property is in the Office (O-2) Zoning District. The Town Board approved a Special Permit for both the accessory drive-thru and the proposed land use of a credit union at their March 16<sup>th</sup> Hearing.

**SEQR:** Requires SEQR Determination | Decision Pending

**Adjournments:** Two (2)

**Case:** #2026-032 (Reserve at Clay)

**Applicant:** Cornerstone Homes CNY LLC.: Lawton Road

**Request:** Zone Change Referral – A request to rezone two parcels totaling 20.18 acres from the Residential Agricultural (RA-100) Zoning District to the Single-Family Residential (R-7.5) Zoning District for the future development of approximately 61 Single-Family Housing lots. The Town Board requested a referral at their May 18<sup>th</sup> meeting and adjourned their hearing until June 15<sup>th</sup>.

**SEQR:** Requires SEQR Determination | Decision Pending

**Adjournments:** One (1)

**4. Non-Public Hearing Items.**

- a. Allied Sign Company/Tully’s Tenders - 3567 State Route 31 - ZBA Case #2001 Area Variance Referral pursuant to Section 230-22(D)2.

**5. Closed Hearings – Board/Applicant Discussions.**

- a. None.

**6. Signs.**

- a. None

**7. Work Session.**

- a. None.

**8. Next Planning Board Meeting – July 8<sup>th</sup>.**

**9. Forthcoming Cases.**

- a. Case #2026-053 – Matthews Auto Group, 3893 State Rt. 31 – Amended Site Plan (July 8<sup>th</sup>).

**10. Adjourned Agenda Cases.**

- a. Case #2025-054 - Clay Equestrian Center, 9605 Black Creek Road - Site Plan (July 8<sup>th</sup>).
- b. Case #2026-011 – Maple Road Associates, Maple Road – Final Plat (July 8<sup>th</sup>).
- c. Case #2026-025 – Community Bank, 4000 State Route 31 – Site Plan (July 8<sup>th</sup>).

**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.