
Planning Board Agenda

July 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.

3. Public Hearings.

a. New Business.

Case: **(POSTPONED BY APPLICANT)** #2026-051 (Amazon Drone Implementation)

Applicant: Amazon.com Inc.: 7211 Morgan Road

Request: **Amended Site Plan** – Development of an accessory drone facility 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: Two (2)

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: None

Case: #2026-059 (National Grid GRS/Micron GLM Expansion)

Applicant: National Grid/Micron: 4459 State Route 31 & 8720 Caughdenoy Road

Request: **Site Plan** - Proposal to upgrade and expand the current Gas Regulator Station (GRS) #147 to connect to a new Gas Metering Station (GLM) on the Micron Campus. The property located at 4459 State Route 31 is in the Residential Agricultural (RA-100) Zoning District and the property located at 8720 Caughdenoy Road is in the Industrial 2 (I-2) Zoning District.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: None

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 Zoning (O-2) Zoning District.

Location: 5004-5008 West Taft Road

SEQR Status: Requires SEQR Determination | Decision Pending

Adjournments: Eleven (11)

Case: #2026-025 (R & F Plaza Community Bank)
Applicant: Community Bank N.A: 4000 State Route 31
Request: **Site Plan** – Construction of a new bank and accessory drive-thru on a pad located on the easternmost portion of a parking lot of an existing commercial plaza. The property is in the Regional Commercial (RC-1) Zoning District. The Town Board approved a Special Permit for the accessory drive-thru at their May 18th Hearing and the Zoning Board of Appeals granted setback and perimeter deviation at their April 13th meeting.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: Two (2)

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 16th Hearing.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: Four (4)

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: Two (2)

Case: #2026-053 (Matthews Auto Group Expansion)
Applicant: Matthews Automotive Group: 3893 State Route 31
Request: **Amended Site Plan** – Expansion of an existing automotive dealership for additional service area and vehicle inventory. The property is in the Regional Commercial (RC-1) Zoning District.

SEQR: Requires SEQR Determination | Decision Pending

Adjournments: One (1)

4. Non-Public Hearing Items.

a. None

5. Closed Hearings – Board/Applicant Discussions.

a. None

6. Signs.

a. None

7. Work Session.

a. None

8. Next Planning Board Meeting – August 12th.

9. Forthcoming Cases.

a. None

10. Adjourned Agenda Cases.

a. #2025-003 – Fisher Service Yard, 4593 Wetzel Road – Site Plan (August 12th)

- b. #2025-004 – Fisher Service Yard, 4593 Wetzel Road – Special Permit (August 12th)
- c. #2025-050 – Henry Clay Warehouse, 7245 Henry Clay Blvd. – Amended Site Plan (Sept 16th)
- d. #2025-054 – Black Creek Equestrian Center, 9605 Black Creek Road – Site Plan (Sept 16th)
- e. #2026-022 – Hinerwadels Subdivision, 5300 West Taft Road – Preliminary Plat (August 12th)

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.