

Planning Board Agenda

September 16, 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: #2026-051 (Amazon Drone Implementation) **(requested adjournment until 9/30)**
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: Three (3)

Case: #2026-060 (Sand Hill Acres)
Applicant: Mark W. Cron: Henry Clay Blvd. (Tax ID: 062.-01-08.0)
Request: **Zone Change Referral** – Zone Change request to change the current zoning of a parcel from the Residential Agricultural (RA-100) Zoning District to the Apartment (R-APT) Zoning District.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

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.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

Case: #2026-070 (Moyers Corners Cell Tower)
Applicant: Airosmith Development: 7200 Henry Clay Blvd.
Request: **Site Plan** – Installation of a Monopole Cellular Tower and accessory equipment. Site area will be leased from the Moyers Corners Fire Department.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

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.
SEQR: Requires SEQR Determination | Decision Pending
Adjournments: None

b. Old Business.

Case: #2025-037 (W Taft Northern Credit Union) (**Requested Adjournment until 9/30**)
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: Thirteen (13)

Case: #2025-050 (**Withdrawn by Applicant**)
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: Requires SEQR Determination | Decision Pending
Adjournments: Seven (7)

Case: #2025-054 (Black Creek 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: Requires SEQR Determination | Decision Pending
Adjournments: Seven (7)

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: Four (4)

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: Three (3)

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: Four (4)

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: Two (2)

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 – September 30th

9. Forthcoming Cases.

- a. None

10. Adjourned Agenda Cases.

- a. #2025-003 – John E. Fisher Construction Co., Inc. – Site Plan (Oct 14th)
- b. #2025-004 – John E. Fisher Construction Co., Inc. – Special Permit (Oct 14th)
- c. #2026-061 – EquipmentShare, 4708 Dey Road – Amended Site Plan (Oct 14th)

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.