

APPROVED

The Regular Meeting of the Planning Board of the Town of Clay, County of Onondaga held at Town Hall located at 4401 State Route 31, Clay, New York on the 16th day of September 2026. The meeting was called to order by Chairwoman Borton at 7:30 p.m. All joined in the Pledge of Allegiance and upon roll being called the following were:

<u>PRESENT:</u>	Michelle Borton	Chairwoman
	Russ Mitchell	Deputy Chair
	Karen Guinup	Member
	Paul Graves	Member
	Al McMahon	Member
	Jim Palumbo	Member
	Hal Henty	Member
	Marie Giannone	Secretary to Planning Board
	Brian Bender	Commissioner of Planning & Development
	Amber Dillon	Planner II – Planning & Development Department
	Kathleen Bennett	Planning Board Attorney
	Caitlin Choberka	C & S Engineer

Motion made by Mr. Graves to approve the minutes of the August 12, 2026 meeting. Seconded by Mr. McMahon.

Motion Carried: 7-0.

Public Hearings:

New Business:

Case #2026-051 **Amazon Drone Implementation, Amazon, Inc** 7211 Morgan Road. Amended Site Plan Adj. 3

The applicant asked for an adjournment.

Motion made by Ms. Guinup to adjourn this case to September 30, 2026. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

Case #2026-060 **Sand Hill Acres, Mark W. Cron**, Henry Clay Blvd. (Tax ID: 062.-01-.08.0) Zone Change Referral.

Mr. Steven Calocerinos is present to address the board on behalf of the applicant. The applicant is looking for a zone change referral for the property from RA-100 to R-APT. This is on 17.5 acres and will consist of 40 units, 5 apartment buildings.

A wetland delineation report has been completed and submitted to the town and DEC for review. A sketch plan of the zone change application has been submitted depicting the general layout of the plan. Each building is two stories along with garage structures. Also, some garages will be equipped with EV charging station for residents. Mr. Calocerinos said at this point it has not been determined if there will be an additional charge for garages. The zoning in apartments requires a different scale depending on the size of the unit for land area purview – 6,000 sq. ft. for one bedroom, up to 7,500 sq. ft. for three bedrooms. Mr. Calocerinos said they are proposing two and three bedroom units and based on the 7,500 sq. ft. per unit area requirement would allow in the 17.5 acres. If the wetland area was taken out that would allow 164 units. We are only proposing 40 units as this is dictated by the need for garages/parking facilities. Setbacks are 35 ft for front yard, 60 ft side yard and rear yard is 25 ft. These are shown on the sketch plan. This has been referred to OCPB (Onondaga County Planning Board) for their review with no position and comments are general in nature. We have not received capacity assurance from WEP. Mr. Calocerinos also stated that single family homes were considered but would not be viable after consulting with the health department due to cost connecting to public sewers. Amenities also being considered are playground, dog park, walking trails. Water will be brought in from the subdivision to the north. End of presentation.

Chairwoman Borton asked about density shown is not the maximum that would be allowed on the site. Could more apartments fit on the site according to code. The chairwoman referred to the planning department for their expertise. Does the wetlands area count as something they could provide additional units beyond what is in this plan. The chairwoman asked if this could be built out to code what would it look like because we are not just looking at your site plan, but also the maximum build out as this is a referral to the town board. Mr. Calocerinos said the code does not differentiate on the fine nuances of sites and the density is based on land.

Chairwoman Borton referred to county comments which stated the DOT (Department of Transportation) requires the applicant's plans to coordinate Henry Clay Blvd. access with the department. We need a document in writing stating this. The traffic study has been provided. Chairwoman asked where the water lines originate in this plan. Mr. Calocerinos the subdivision to the north (Newbury) which has public water will be extended from that site to this new site. It will go along the east side of Henry Clay Blvd. Hydrants will be installed in that area. Ms. Choberka said if this extension takes place this connection could help residents along that route to connect to the water main line.

Chairwoman Borton asked the board if there are any questions.

Mr. Henty had no questions.

Ms. Guinup said the use of this parcel for this project which will be built out to the maximum is good for the residents. The traffic impact will be minimal. The parcel will be used at some point and this looks good.

Mr. Graves asked about the garages whether they would be rented out. Mr. Calocerinos said the fee for garages has not yet been reviewed but it will be for tenants only.

Mr. Palumbo said he agrees with Ms. Guinup as this project has been well thought out.

Mr. McMahon is good.

Chairwoman Borton said this is a public hearing and asked if there are any questions.

Mr. Francis Schneider, 8419 Maple Road addressed the board and read his letter to the board in objection to this zone change. This has to do with an incorrect survey dating back years. A copy of this is available in the Planning Department. Mr. Bender, Commissioner of Planning and Development, is aware of this and the error goes back to the 1860's. This is being addressed and will be rectified between the various lawyers.

Ms. Sue Moran, Henry Clay Blvd., represents the Newbury neighborhood and presented a letter objecting to this project. She said they do not see the value to their community. Several concerns are the safety of the ingress/egress, speeding, only one entrance and one exit which could hamper fire trucks. Ms. Moran also stated arrowheads were found in a neighboring area and documents. Chairwoman Borton addressed this and said if this project moves to site plan, this will be addressed by the NYS Historic Preservation Office to determine if the project should be submitted to the office for review as part of the State Environmental Quality Review process (SEQR). Ms. Moran also addressed the removal of trees and not replacing the landscaping. Chairwoman Borton addressed this and said this board is very diligent in the landscaping part of the plan and also in saving existing landscape. Mr. Palumbo, landscape architect board member, works with the applicant to do the best for the applicant and neighboring residents. And C&S Engineering is on our board to work with Stormwater Pollution Prevention Plan to work on each of these project during and following construction.

Chairwoman Borton closed this case and polled the board.

Mr. Henty – for the zone change, issues will be worked out during site plan along with the highway plan

Ms. Guinup – for the zone change

Mr. Graves – for the zone change

Mr. McMahon - for the zone change

Mr. Palumbo – for the zone change

Mr. Mitchell – I think it is a good fit for the two-story apartments and this board will protect the residents in this town as much as we possibly can when it comes to site plan review. I am in favor of this zone change as we can only give a referral to the town board who makes the final decision.

Chairwoman Borton is in favor of this zone change because when you look at the other uses that could be put in this location, they are not as compatible with residential. I would ask the town board to certainly look into the survey discrepancy that was pointed out during the public comments to make sure that is corrected and look to restricting the plans to two story buildings so that there are no larger buildings next to the existing residential area. Certainly, the other area of concern are the wetlands and access onto Henry Clay Blvd. This too will be sorted out during site plan review. This is my recommendation to the town board.

Motion made to close this hearing and asked for a motion.

Motion made by Ms. Guinup: Mrs. Chairwoman: In connection with Planning Board Case No. 2026-060, Sand Hill Acres on the parcel at Henry Clay Blvd. Tax ID. 062.-01-.08.0. I move we made a favorable referral to the Town Board including each Planning Board Members comments as expressed above. Seconded by Mr. Henty.

Motion Carried: 7-0.

Case #2026-066 **Ferguson Warehouse Improvements, Ferguson Enterprises**, 7245 Henry Clay Blvd., Amended Site Plan.

Mr. Mark Pearson, Schopfer Architects, is present to address the board on behalf of the applicant. They are proposing exterior renovations of an 87,427 sq. ft. warehouse and office space for a new tenant for Northwest Warehouse on a 35.97 acre in an Industrial (I-1) zone.

Additions will be:

2 fire stair exits

Public entry

ADA compliant ramp

2 large vehicle ramps

Canopy over stairs

Brief discussion on the simplification of the plan was addressed with Ms. Choberka and the applicant. Ex. Loading docks.

Chairwoman Borton said comments were received from OCPB with no significant adverse inter-community or county-wide implications and may consequently be acted on solely by the referring board. Is the railroad going to be used at this project. Mr. Pearson said the other tenant will use the railroad.

Comments from the board:

Mr. Graves – good

Mr. McMahon – good

Mr. Palumbo – Asked about the vehicle ramp and the railing on each side. Mr. Pearson said this is used for a 24 ft. box truck. Mr. Palumbo asked if this railing is code compliant for pedestrians. This needs to be addressed for proper protection. A letter can be provided by the applicant addressing this.

Mr. Henty – needs details on the lighting fixtures. The pictures shown on the plan do not give the detail. Mr. Palumbo said Mr. Henty is interested in cut offs – dark sky compliance which has to do with light going up and then there are cut offs so that certain views are not at that light source. Photometrics are needed for the lighting.

Ms. Guinup – this needs to say “Amended Site Plan” and also the original date, revision date needs to be shown on the cover sheet.

Mr. Mitchell – looks good and ascetically pleasing – make it look good for the area

Chairwoman Borton said this is a public hearing and asked for comments. Hearing none, the chairwoman asked for a motion.

Motion made by Mr. Graves to adjourn this case to October 14, 2026. Second by Mr. Palumbo.

Motion Carried: 7-0.

Case #2026-070 – **Moyers Corners Cell Tower – Airosmith Development**, 7200 Henry Clay Blvd. Site Plan

Mr. Mark Fuerentes, Airosmith Development, is present to address the board on behalf of the applicant.

The applicant is proposing to construct a public utility cell town on a 3.61-acre parcel in a GOV zoning with a highway overlay Type B. This area is located within 500 feet of Henry Clay Blvd, West Taft Road and Bear Road. This will be located between the fire station and the West Taft Road frontage. A 10,000 SF leased area will be contained by fencing. This fence can be moved five feet to the east to avoid any easement issues. This will be addressed.

Chairwoman Borton asked about the area shown on the drawing marked "Reserved for Future Wireless Telecommunication Provider". Mr. Fuentres said these are concrete pads. The chairwoman asked that these be labelled as a concrete pad or if not remove from this plan. Also to label on the cover sheet the original date and revision date.

Mr. Graves – good

Mr. McMahon – good

Mr. Palumbo – is there any consideration to blend this monopole in with the surrounding area. Mr. Palumbo gave reference to the area on Rt. 57 where this monopole can look like a tree and very difficult to recognize this. This will be looked into for the board.

Mr. Henty –Is the fall zone as this appears close to the road. Mr. Fuentres said it will not come close to the road as it meets code. Area will be protected.

Ms. Guinup – said if anything was to be built on the concrete pads in the future, the applicant would have to come before this board for an amended site plan.

Mr. Mitchell – good

Chairwoman Borton said this is a public hearing and asked for comments. Hearing none, the chairwoman asked for a motion.

Motion made by Mr. Graves to adjourn this to October 14, 2026. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

Case #2026-072 **Amazon Warehouse Subdivision** Acquest Development Company, 7526 & 7546 Morgan Road., Preliminary Plat.

Mr. Pat Sheedy is present to address the board on behalf of the applicant. The property consisting of 76.73 acres located at 7526 & 7546 Morgan Road is currently in the consolidation process through the town assessor and town clerk's office to combine into one single lot which we are proposing a subdivision to create one 39.73-acre parcel and one 37-acre parcel.

Chairwoman Borton said this will be looked at more closely after the consolidation is complete. The chairwoman asked the board if there are any comments.

There were no comments from the board members, engineering or planning. This is a public hearing and the chairwoman asked if the public had any questions/comments. Hearing none, the chairwoman asked for a motion.

Motion made by Mr. Henty to adjourn this case to October 14, 2026. Seconded by Ms. Guinup.

Motion Carried: 7-0.

Case #2025-037 – **W Taft Northern Credit Union** – 5004-5008 West Taft Road, Site Plan Adj. 13

The applicant asked for an adjournment.

Motion made by Mr. Mitchell to adjourn this case to October 14, 2026. Seconded by Mr. Graves.

Motion Carried: 7-0.

Case #2025-050 **Ironhorn Enterprises/Troy Bullock** – 7245 Henry Clay Blvd – Amended Site Plan Adj. 7

The applicant has withdrawn this application as they are going into a different direction.

Case #2025-054 **Black Creek Equestrian Center**, Cheryl D. White, 9605 Black Creek Road, Site Plan Adj. 7

Mr. Steve Calocerinos is present to address the board on behalf of the applicant. Mr. Calocerinos gave a recap on the project.

- ✓ Ten to twelve acres are pastures, remainder is wooded
- ✓ This is not impacting wetlands as the layout was moved closer to Black Creek Road as stated in their letter to the board.
- ✓ Serviced by public water
- ✓ Well water is used only for wash down of horses
- ✓ Apartment for workers having six parking spaces
- ✓ 18 stalls for horses with parking spaces
- ✓ Septic system at the rear of the building
- ✓ Horse trailer at times will be brought in to unload horses
- ✓ Added storage area on the southeast corner as shown on the plan
- ✓ Landscaping plan has been updated – plants need to be nontoxic to horses
- ✓ Driveway entrance to Black Creek Road will be paved, balance will be gravel

Chairwoman Borton said this is a good fit for this area. The chairwoman had the following comments/questions:

- Has the septic system been approved by county. Mr. Calocerinos said the septic system is in the queue at the Department of Health. Acknowledgment is needed by Dept of Health before approval of site plan.
- Doorways need to be labeled and shown on the site plan. Chairwoman Borton asked Ms. Choberka if there are any concerns with the wetlands. Ms. Choberka will review this and report at the next meeting.

- Cover sheets need the original date and revision dates. The applicant will correct this.
- There is a question on gravel on C-101 – will there be striping. This should be labelled on the plan for clarity.

Mr. Graves – looks good

Mr. McMahon – good

Mr. Palumbo said he liked the plan and the plants being used in protection of the horses. A better tree line could be made on the front oak and maple trees near the fence. Also, a concern with the curb cut on Black Creek Road with the site distant. One large tree needs to be taken down and maybe to look into signage showing “curve” could be erected. This will be addressed with County DOT for their assistance for safety. Chairwoman Borton also asked to label the county route on the plan.

Mr. Henty asked about the three lights – on poles: Mr. Calocerinos said the site lighting is on 20 ft poles and the wall packs face down.

Ms. Guinup asked about the electric fence which goes into the other parcel. This will be addressed with Codes Department regarding side yard setbacks and also the owner of the other parcel. The fence could be moved onto their own parcel and obtain a variance.

Mr. Mitchell – good

Chairwoman Borton said to be sure on sheet C100 remove “old foundation”.

Ms. Choberka is currently reviewing the SWPPP and will continue contact with the applicant.

Chairwoman Borton said this is a public hearing and asked if there are any questions/comments. None.

Motion made by Mr. Mitchell to adjourn this case to September 30, 2026. Seconded by Mr. Graves.

Motion Carried: 7-0

Case # 2026-022 **Hinerwadels Subdivision**, J. Alberici & Sons Inc. 5300 West Taft Road,
Preliminary Plat. Adj. 4

Mr. Ben Harrell, CHA, is present to address the board on behalf of the applicant. A letter from County DOT and structures on two additional lots have been provided.

Chairwoman Borton acknowledged that a traffic signal will be provided at that location.

Mr. Graves – good

Mr. McMahon – good

Mr. Palumbo – good and thank you for the additional layouts provided.

Mr. Mitchell – good

Mr. Henty – good

Ms. Guinup – good

Chairwoman Borton said this is a public hearing and asked if there are any questions. Hearing none, the chairwoman closed the hearing and asked for a motion.

Motion made by Mr. Mitchell. Mrs. Chairwoman: In the matter of the application of planning board case No. 2025-022 for Hinerwadels Preliminary Plat at 5300 West Taft Road, I move the adoption of a resolution using standard form #10 SEQR that the proposed action is an unlisted action and does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reasons: It will add to growth and community character and fits with the neighborhood character. Seconded by Mr. Henty.

Motion Carried: 7-0.

Motion made by Mr. Mitchell: Mrs. Chairwoman: In the matter of the application of planning board case No. 2025-022 for Hinerwadels Subdivision Preliminary Plat at 5300 West Taft Road I move the adoption of a resolution using standard form #30 Preliminary Plat be granted based on a map by Ianuzi & Romans dated 2/27/26 and File Number 488.047 and the following additional lot descriptions for Lots 13, 19, 20, 89, 39, 32, 38, 78 and 37 dated 6/7/26 with the file no. 3554.002. Conditioned upon approval of all legal and engineering requirements of the Town of Clay. Seconded by Ms. Guinup.

Motion Carried: 7-0

Case #2026-025 **Community Bank N.A. (R&F Plaza Community Bank)** – 4000 State Route 31, Site Plan Adj. 3

Ms. Lisa Wennbeg, Keplinger Freeman, is present to address the board along with Mr. Eric Turner, Director of Facilities for Community Bank. Changes and updates were made as requested:

- ✓ 18 parking spaces are shown on the plan
- ✓ Met with Fire Chief Brown and added striping and fire lane designations to the plan. A letter has been sent by Fire Chief Brown accepting these configurations to the board. These are shown on drawing L3.0
- ✓ Only one architectural plan is provided as requested showing the elevation and heights with renderings.
- ✓ Title Sheet has been updated
- ✓ Signed and Stamped copy provided

- ✓ OCWA easement plan and legal description were provided. Chairwoman Borton asked if this has been recorded and signed. Ms. Wennberg said no. The chairwoman asked Ms. Bennett, town attorney, for clarification. Ms. Bennett said the planning board requires all easements to be recorded. The chairwoman asked Ms. Bennett if this content was satisfactory. Ms. Bennett said this document does not stipulate OCWA's approval but the County GML states "The Onondaga County Water Authority, Engineering Department (OCWA) requires the applicant to continue to coordinate plans with them. The municipality must ensure any mitigation as may be determined by the OCWA is reflected on the project plans prior to, or as a condition of, municipal approval." Ms. Bennett said the town need a document stating OCWA's approval.
- ✓ Engineering drawings were corrected.
- ✓ Revised easements shown on plan

The chairwoman asked if there are any comments from the board:

Mr. Graves – good

Mr. McMahon – good

Mr. Palumbo – good and maneuvering around building is good

Ms. Guinup – good

Mr. Henty – good

Mr. Mitchell – good

Chairwoman Borton closed this hearing.

Motion made by Mr. Graves to adjourn this case to September 30, 2026. Seconded by Mr. McMahon.

Motion Carried: 7-0.

Case # 2026-031 – **West Herr Expansion**, 3687 State Route 31, Amended Site Plan. Adj. 4

Mr. Joe Durand is present to address the board on behalf of the applicant.

Mr. Durand the changes were made as requested by the board.

There were no comments from the board.

Chairwoman Borton said this is a public hearing and asked if there are any questions. None. The chairwoman closed this hearing and asked for a motion.

Motion made by Mr. Graves. Mrs. Chairwoman: In the matter of the application of the planning board case No. 2026-031 for West Herr Expansion, 3687 State Route 31, I move the adoption of a resolution using standard form #10 SEQR, that the proposed action is an unlisted action and

does not involve any Federal Agency. It is further determined the proposed action will not have a significant effect on the environment and the resolution shall constitute a negative resolution for the following reason due to grading and drainage plan with bioretention. Seconded by Mr. Palumbo.

Motion Carried: 7-0.

Motion made by Mr. Graves. Mrs. Chairwoman: In the matter of the application of the planning board case No. 2026-031 for West Herr Expansion, 3687 State Route 31, I move the adoption of a resolution using standard form #20 Site Plan be granted based on a map by TDK Engineering Associates PC dated, numbered and revised as follows:

Numbered	Dated	Revised
CS-1	6/29/26	8/31/26
SP-1	7/8/26	8/31/26
ES-1	6/29/26	8/31/26
ES-2	6/29/26	8/12/26
ES-3	6/29/26	8/12/26
GD-1	6/29/26	8/31/26
GD-2	6/29/26	8/31/26
GD-3	6/29/26	8/12/26
GD-4	6/29/26	8/12/26
GD-5	6/29/26	8/12/26
PL-1	6/29/26	8/31/26
PL-2	6/29/26	8/12/26

Conditioned upon approval of all legal and engineering requirements of the Town of Clay.
Seconded by Mr. Palumbo.

Motion Carried: 7-0.

Case #2026-058 **Amazon Warehouse Site Plan, Acquest Development Company,**
LLC/Amazon.com Inc. 7526 & 7546 Morgan Road, Site Plan Adj. 2

Mr. Pat Sheedy is present to address the board along with other members of the project.

Mr. Sheedy said the applicant proposes to construct a 234,300 Sq. ft. Amazon warehouse and exterior parking on a 37-acre parcel at the southern portion of the property in an Industrial (I-1) zone with a highway type B overlay. Mr. Sheedy did a power point presentation which covered:

- Zoning Map & Adjacent Conditions
- Sub Same Day
- Parking Diagram
- Site Plan
- Building Elevations
- Building Floor Plans
- Landscape Plan
- Lighting Plan
- Grading & Drainage Plan
- Utility Plan
- Traffic Overview

Note: *This slide presentation consisting of 20 pages is available at Town of Clay Planning Department.*

A short video taken at another Amazon site showed the operation of the same day delivery. The goal is to get the orders to customers within hours or a twenty-four window. The parking layout was shown having employee parking, flex delivery parking and the truck court.

Questions and comment from the board followed.

Chairwoman Borton said they would like a copy of the comments from Onondaga County DOT. The chairwoman said the plans the board received are beyond the scope of what this board needs to see for their review. A markup of the sheets needed was given to Mr. Sheedy and also to include landscaping and photometrics. Chairwoman Borton asked what is the status of the wetlands. Mr. Sheedy said they have been corresponding with the Army Corp of Engineers but have not received anything yet. The chairwoman said this board will need their response in writing. Mr. Sheedy said they have received DEC's response and will provide a copy. Chairwoman Borton said for the record the fire department circulation is still being sorted out and will need their response that the fire department is satisfied with the circulation.

Chairwoman Borton asked who owns the sewer going through the site. This is a county sewer. Legal will have to work out on the easement. The chairwoman said more questions will be coming as this project evolves.

Mr. Palumbo asked about the wetland delineations and asked if there is a buffer. Was the entire site reviewed for delineation. Mr. Sheedy said the entire site was delineated and about 1.4 acres showed wetlands which does not require DEC determination. Brief discussion on this. Mr. Palumbo said to Mrs. Chairwoman that he has a concern and perhaps we are missing something. C&S Engineering will look into this as this project continues.

Mr. Mitchell asked if there is a weight limit on packages that the flex drivers deliver. Answer was no bulk products for flex delivery. Mr. Mitchell asked how many deliveries are handled by the flex delivery drivers. Answer is 20 to 40 packages depending on the size of the packages, routing, and how close the customers are in the geographical range. Mr. Mitchell asked about the speeding that these drivers could do to get their packages delivered i.e. speeding through neighborhoods. Is there an incentive to get the packages delivered. Answer was they have controls in place.

Mr. Henty asked about wages. Answer is they are paid hourly. They do not have incentives to get deliveries faster.

Ms. Guinup said initially this was a one-hour delivery warehouse and now the applicant is saying it varies. Ms. Guinup asked where the 24-hour deliveries originate – Dewitt, or Morgan. Answer was a combination of both. The new facility will enhance the ability to get the product to the customer in a timelier manner. Products will still come out of the Dewitt location. What is the increased traffic implication. Answer was none. Ms. Guinup asked what is the distance of the neighboring driveway to the north. This will be provided. Ms. Guinup asked how many associates are employed. Answer is 164 associates coming in during peak hour. Ms. Guinup said there could be a problem with all the associates using this northern driveway making a left-hand turn and said a traffic signal should be looked into at that location. Mr. Bender said 110 ft of separation between the northern driveway and neighboring to the north. Also, Ms. Guinup said the plus/minus used to calculate truck traffic in the provided traffic study slide needs to have a more accurate number of truck traffic. Chairwoman Borton said this will be reviewed by our engineering as well.

Mr. Mitchell said the submittal sheet provided to the applicant should be followed which shows exactly what this board needs for site plan review.

Chairwoman Borton said this is a public hearing and asked if there are any comments/questions.

Ms. Megan Durso, 122 Woodside Lane, asked if there will be a bus shelter at the warehouse. The applicant is working with Centro.

Motion made by Mr. Mitchell to adjourn this case to October 14, 2026. Seconded by Mr. Henty.

Motion Carried: 7-0.

Motion made by Mr. Mitchell to adjourn this meeting. Next meeting is September 30, 2026. Seconded by Ms. Guinup.

Planning Board
Regular Meeting
September 16, 2026

Motion Carried: 7-0.

Respectfully submitted,

Marie Giannone

Marie Giannone
Planning Board Secretary