

**JOINT TOWN/VILLAGE OF CLAYTON  
PLANNING BOARD  
June 6, 2024**

**The meeting opened at 7:00 pm with the following members present:** Doug Rogers, Chairman; Kevin Patchen; Therese Christensen; Ron DuFord; Sandra McMullen; Adam Powers; Alson Taylor (Alternate); Tom Williams (Alternate). *Ed Higgins Absent, and Alson Taylor sitting in.*

**Also present:** James Kenney, Town Board member; Robert McDowell, Village Trustee; Mariah LaClair, Recording Clerk

**Townspeople present:** Jan Brabant; Sally Fancher; Rob Lashomb; Sam Charbonneau; Ed Wallace; Michael Buker; Clayton Ferguson; Rich Clarke; Barbara Kiel; Linda Walfield; Linn Hazen; David Males; Denise Males; Richard Fox; Kathleen Fox; Charlie Stage; Janell Matthews; Candy Duswalt; Andrew Wood; Arthur Gamble, Jr.; Mary Ellen Wallace; Ann Major- Stevenson; Pam McDowell; Taylor Kellogg; Kathy Danielson; Bill Streets; Sue Streets.

**Minutes: MOTION** to approve the May 2024 minutes as submitted made by Therese Christensen, seconded by Ron DuFord. All in favor, motion carried.

**Communications:**

- **Chairman Rogers let informed the room that Verizon is currently consulting with engineers on the antenna plans for the Harbor Hotel roof and will not be presenting at this meeting.**
- **Chairman Rogers congratulated Adam Powers for his NNY Business 20 under 40 award.**
- **The July Planning Board meeting will be moved from July 4<sup>th</sup> to July 11<sup>th</sup> at 7PM due to the federal holiday.**

**New Business:**

**#1. (Town)**

**Applicant: Jeremy Kellogg & Mark Morgia**

**Action: Site Plan Review**

**Site Location: 530 Theresa St. & 814 Union St., Clayton, NY 13624 (Tax Map #20.46-2-6.2 & #20.46-2-10)**

**Information:** Jeremy Kellogg & Mark Morgia: Proposed townhouses to be constructed on Union St & Theresa Street where there is currently boat storage for French Bay Marina. Mark Morgia presented a pre-conference at the May meeting as well. There has been one update at this time, which is that the plans are for seven townhouses instead of the originally discussed nine townhouses. Ron DuFord comments that in order to be classified as townhouses, there must be at least three units at any given time. Doug Rogers inquires whether there will be a Zoning Board of Appeals application for the project and engineer believes it is possible. Alson Taylor questions if their will be landscaping between each townhouse or if it will just be a driveway. The applicant does have some plans for landscaping but are limited for space. They believe that some landscaping will be an improvement to what is currently there. The Board feels that the plans are too early in development to consult further on the project and would

like to have the engineer, Joe Lashomb, back in July. **Motion** to move the public hearing for the Jeremy Kellogg & Mark Morgia site plan review at 530 Theresa St. & 814 Union St., to July 11, 2024 at 7:00PM or soon after at the Cerow Recreation Park Arena, 600 East Line Rd., Clayton, NY, made by Kevin Patchen, seconded by Sandra McMullen. All in favor, motion carried.

**Continuing Business:**

- Further discussion on allowance of horse stables on NYS RTE 12E. The Board has many suggestions for the recommendation and unanimously agreed that if horse stables can be built through a special use permit, then they need to profoundly consider proposed setback requirements to the River, NYS RTE 12E and to neighbors and need to require minimum acreage for certain number of horses. Doug Rogers offered to establish a draft recommendation to send to Planning Board members for analysis. After the draft is finalized with the Planning Board, an official recommendation will be sent to the Town Board.

**Motion to adjourn meeting at 8:20 PM** made by Therese Christensen, seconded by Kevin Patchen. All in favor, motion carried.

*Mariah LaClair, Recording Clerk*