

**JOINT TOWN/VILLAGE OF CLAYTON
PLANNING BOARD
February 6, 2025**

The meeting opened at 7:00 pm with the following members present: Doug Rogers, Chairman; Ed Higgins; Kevin Patchen; Adam Powers; Therese Christensen; Sandra McMullen; Tom Williams (Alternate)

Absent: Alson Taylor. *Tom Williams to sit in for Alson.*

Also present: James Kenney, Town Board Liaison; Robert McDowell, Village Board Liaison; Mariah LaClair, Recording Clerk.

Townspople present: Pam McDowell; Jonathan Taylor; Ken Nims.

Minutes:

- **MOTION** to approve the October 2024 minutes made by Sandra McMullen, seconded by Therese Christensen. All in favor, motion carried.

Communications:

- Chairman Rogers informed the Board that Ron DuFord has submitted his resignation from the Planning Board effective December 31, 2024 in order to fulfill a Village of Clayton Board of Trustees position.
- Chairman Rogers informed the Board that Adam Powers would replace Ron DuFord as Vice Chairman for the Planning Board. Vice Chairmans are responsible for organizing meetings during Chairman absences.
- Alson Taylor is to move from an alternate Board member to a full-time Board member to fill the vacancy. This now opens up a vacancy for an alternate Board member. Alternate Tom Williams will have the next opportunity to fill a full-time Board member vacancy.
- The Town Board has been approached by residents of Heritage Heights with the request to create a noise ordinance in the Town and the Town Board has asked Doug Rogers to draft a local law. The local law has been drafted and sent to Town Legal for review and will possibly be on the next Town Board meeting agenda.
- Kellogg townhouses on Union Street should be on the agenda next month.
- Youth Commission wants to replace the building at the Lions Field with the bathrooms and will be on the next meeting agenda.

New Business:

#1. (Town)

Applicant: Zenda Farm Holdings LLC

Application #: T-SUP-001-25

Action: Special Use Permit

Site Location: 39047 Farm Road (Tax Map #20.13-1-8)

Information: Jonathan Taylor presented plans for Zenda Farms Holdings LLC as an architect but is also a neighbor of the applicant. The property is a separate personal property from the Zenda Farms business property. The applicants are applying for a special use permit in order to have a horse paddock at 39047

Farm Road in the Marine Residential District. The owners currently own one horse that is boarded elsewhere within the Town of Clayton. They would like to be able to bring the horse home periodically. Due to only having the horse on occasions, the owners do not have plans to construct a full barn but possible a 3-walled shelter. In order to meet lot size requirements, Jonathan Taylor is proposing to subdivide a portion of his property and sell to Zenda Farm Holdings LLC in order to increase their lot size to 15.1 acres total. They would make 2.2 acres of that a paddock. The fenced in paddock meets the 100 ft setback to the water and meet the 10 ft setback from the property lines. The fence will go around an existing fire hydrant and will also not impact any walking trails in the area. Jonathan Taylor did note that the subdivision and sale of a portion of his property is dependent on the outcome of the Special Use Permit application. The Board asked what the applicants plan for manure removal is. The plan is to remove manure off-site and possibly take it to the boarding facility. Sandra McMullen asked how many horses the owners plan to have. The owners only plan on having the one horse and only having it there for visits. Ed Higgins asked if the horse will be roaming on the total of the 15 acres or just in the paddock area. The horse will only graze in the paddock and would only be outside the paddock for owner-accompanied rides. The owner is a former head of the equestrian department at St. Lawrence University and will be a responsible owner. An agricultural data statement has been done and Chairman Rogers discussed the Special Use Permit checklist and remarked that it is complete for this application.

Motion to open the public hearing for Zenda Farm Holdings LLC application T-SUP-001-25 made by Kevin Patchen, seconded by Ed Higgins. All in favor, motion carried.

No public comment.

Motion to close the public hearing for the public hearing for Zenda Farm Holdings LLC application T-SUP-001-25 made by Ed Higgins, seconded by Therese Christensen. All in favor, motion carried.

SEQR: Short Environmental Assessment Form Part II Declaration: Motion to adopt SEQR as a negative declaration for Zenda Farm Holdings LLC application T-SUP-001-25 made by ed Higgins, seconded by Sandra McMullen All in favor, motion carried.

Motion to approve the Zenda Farm Holdings LLC special use permit application T-SUP-001-25, with the condition that the sale of the subdivided property is completed to meet the lot size requirements; that if a barn is constructed the owners must return to the Planning Board; and that the property is kept ion a sanitary condition made by Kevin Patchen, seconded by Adam Powers.

AYE: Rogers; Patchen; Higgins; Christensen, McMullen; Powers; Williams

NAY: None

ABSTAIN: None

ABSENT: Taylor

PASSED

Adjournment- Motion to adjourn the February 2025 Planning Board meeting at 7:45 PM made by Ed Higgins seconded by Sandra McMullen. All in favor, motion carried.

Mariah LaClair, Recording Clerk