

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

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

Also present: Dave Wilder, Village ZEO; Ron DuFord, Village Board Liaison; James Kenney, Town Board Liaison; Mariah LaClair, Recording Clerk.

Townspople present: Pam McDowell; Bob McDowell; Chris Frank; Scott Weston; Kathy Danielson; Paul Frickman.

Minutes: MOTION to approve the February 2025 minutes made by Kevin Patchen, seconded by Therese Christensen. All in favor, motion carried.

Communications:

- Chairman Rogers informed the Board that the Town Board has received a letter back from Town Attorneys with the draft of Town of Clayton Local Law No. 1 of 2025 for Noise Ordinance. He went over what the law will entail.
- Item #2 of the agenda regarding the Wahl project has been postponed until legal consultation of the application. Wahl is inquiring a change to the design of his Strawberry Lane application plans but more clarification on the zoning is needed. Dave Wilder explained to the Planning Board what changes Wahl is looking to make.

New Business:

#1. (Village)

Applicant: Jeff Senecal dba Petra General Services

Application #: V-SUP-001-23

Action: Special Use Permit

Site Location: 532 James Street (Tax Map #20.46-2-59)

Information: Jeff Senecal returned with an application originally submitted and approved in 2023. He has not moved forward with any construction and needs an extension but has also made some changes to the plans. Contractor Scott Weston presented the plans. His original design was a 2-story addition with apartments and now he is requesting a single story on a slab that will accommodate 4 new apartments, 7 apartments total. Due to having less apartments, some parking has been removed leaving 11 (9'x20') parking spaces. There is already a 72-inch privacy fence on the rear property line, and there will not have lights in the driveway to not disturb neighbors and he currently owns the property next door. The 92-foot addition is going to come off the back of the existing house. A condition of the original approval was to add drainage to the addition. The Planning Board is concerned that there should be at least 14 parking spaces or 2 for each apartment. The parking lot will be gravel.

Motion to open the public hearing for Senecal application V-SUP-001-23 made by Ed Higgins, seconded by Sandra McMullen. All in favor, motion carried.

- Kathy Danielson- Kathy supports year-round housing but does question the removal of trash. Scott answered that the tenants will have a Waste Management bin to be wheeled out for pickup.
- Ron DuFord- Ron believes that because the applicant removed some parking spaces, he may have to apply for a variance with the Zoning Board of Appeals due to Village Code stating that there must be 2 spaces per unit. Scott had added extra room for snow removal because of the Planning Board's request during the 2023 meeting however, he said he can remove some of that to add more parking spaces but that would take away greenspace.
- Doug Rogers read a letter from Sandra Ladley expresses concern about the project. They ask that the stormwater drainage and parking area requirements are met. They would also like to request that meetings become available via Zoom.
- Doug Rogers read a letter from Mr. **Pedecker** expressing concerns of the project. They are worried about drainage and flooding issues with properties in the area and believe the new project could further impact the flooding problem.
- Doug Rogers read a letter from Ann Major-Stevenson expressing concerns for the project. She commented that the new plans were unavailable for her to attain. She believes that the number of apartments is too great a density for the size of this parcel. She remarks that any variances granted on the project have expired to being a year with no movement on construction. The number of added tenants could negatively impact the traffic on James Street especially with multiple construction projects happening on the same street. The amount of parking spaces available will not be enough for the number of apartments added. The special use permit is now expired and should take extra care in reviewing Village Zoning Codes.

Sandra McMullen believes that the snow removal area should not be reduced and that trash receptacles there, when possible, instead of by the road. Kevin Patchen believes each trash receptacles will be at the tenants' doors until time for pick up. Kevin Patchen asked for construction schedule, which will be Spring 2025. Adam Powers suggests adding a feature at the end of the driveway to help slow the flow of water drainage. One option could be a mulch berm. The applicant also needs an extension on the permit.

Motion to close the public hearing for Senecal application V-SUP-001-23 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 Senecal application V-SUP-001-23 made by Ed Higgins, seconded by Kevin Patchen. All in favor, motion carried.

Motion to approve the updates to the Senecal application V-SUP-001-23, with the condition that the applicant submits updated drawings showing two parking spaces per unit to Village Zoning Officer Dave Wilder made by Ed Higgins, seconded by Kevin Patchen.

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

NAY: None

ABSTAIN: None

ABSENT: None

PASSED

Motion to extend Special Use Permit V-001-23 for one year made by Alson Taylor, seconded by Adm Powers. All in favor, motion carried.

Adjournment- Motion to adjourn the March 6th Planning Board meeting at 8:45 PM made by Therese Christensen, seconded by Sandra McMullen. All in favor, motion carried.

Mariah LaClair, Recording Clerk