

**JOINT TOWN/VILLAGE OF CLAYTON  
PLANNING BOARD  
May 1, 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:** Richard Ingerson, Town Zoning/Codes Enforcement Officer; James Kenney, Town Board Liaison; Mariah LaClair, Recording Clerk.

**Townpeople present:** Pam McDowell; James Lettiere; Erin Lettiere; Mason Coughlin; David Heinrich.

**Minutes: MOTION** to approve the April 2025 minutes with a correction to a name spelling for the townspeople present section made by Kevin Patchen, seconded by Therese Christensen. All in favor, motion carried.

**Communications:**

- Chairman Rogers informed the Board that Adam Power will be recusing himself from the Boathouse Marine application due to conflict of interest.

**New Business:**

**#1. (Town)**

**Applicant: Granite Springs (David Heinrich)**

**Application #: SPR-001-25**

**Action: Site Plan Review**

**Site Location: 38032 NYS Route 12E Clayton, NY 13624 (Tax Parcel #19.20-1-66)**

**Information:** The applicant is proposing to construct a Self-Storage Building for boats, cars and RVS. This will be the second storage facility on this parcel which is a change to what was approved on 4/5/2012. The project is in the Agricultural Residential District. The property is pretty well hidden due to the trees surrounding the property. The building will be a minimum of 150 ft from NYS Route 12 but likely even further back and 75ft from the other road. The building will be a 200 ft x 80 ft pole barn the same earth-tone color as the other existing barn. The new barn should be able to fit 35-40 boats mostly dropped off after Labor Day for indoor winter storage. It will have a gravel driveway and will possibly have some solar lighting on the outside. There will be no water or sewer. Adam Powers inquired about any grade changes. David said it may go up a foot in the back and level out so, not much grade change. Water already drains to the gravel pit on the property. He already has an existing business sign and will not be changed. Alson Taylor thanked David for making the efforts to protect the scenic view of NYS Route 12E.

**Motion** to open the public hearing for Granite Springs application SPR-001-25 made by Ed Higgins, seconded by Sandra McMullen. All in favor, motion carried.

- Sylvia Cerow-Hungerford: Sylvia inquired about the Scenic Protection Overlay District and wanted to know the definition and the area covered. Richard Ingerson state that it runs the entirety of NYS Route 12E and it is added protection to screen businesses from the road. If it

was a completely vacant property the applicant would need to go through further review such as a waterfront assessment form but David is already a developed business that has been through this process before. Sandra wanted to know what the building is being screened by. Adam clarified that the proposed building is surrounded by trees. David is placing the building in a way that protects the scenic view.

**Motion** to close the public hearing for Granite Springs application SPR-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 Granite Springs application SPR-001-25 made by Sandra McMullen, seconded by Alson Taylor. All in favor, motion carried.

**Motion** to approve the Granite Springs application SPR-001-25 with the same conditions as the application of his previous project made by Kevin Patchen, seconded by Adam Powers. The list of these conditions is on file with the application.

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

**NAY: None**

**ABSTAIN: None**

**ABSENT: None**

**PASSED**

## **#2. (Town)**

**Applicant: Boathouse Marine**

**Application #: SPR-002-25**

**Action: Site Plan Review**

**Site Location: 39718 Pier 65 Clayton, NY 13624 (Tax Parcel # 20.11-1-9.21)**

**Information:** Adam Powers recused himself from the discussion and decision of the application due to conflict of interest. Tom Williams will vote as alternate in his place. The applicant is requesting to replace an existing structure with one that will have the same design and footprint but two feet higher. It is a pre-ordered steel building. The project is in a Marine Development District. The current 125ft x 75ft roof is deteriorating. He would like to change the angle of the pitch of the roof, so that the peak is on one side and slopes towards the River. The Pitch of the roof will still remain 21ft high to not block the view of other homeowners. This should help with drainage. Lighting will be same as the current building. James is hoping to complete the project before the next winter. The columns will be fortified as well in order to have better support. Kevin Patchen commented that the new building will be an improvement to what is currently there. Chairman Rogers read aloud the County Planning 239-m letter which stated there are no concerns and the local board is free to make its decision.

**Motion** to open the public hearing for Boathouse Marine application SPR-002-25 made by Therese Christensen, seconded by Sandra McMullen. All in favor, motion carried.

- Mary Cecil: Mary wants clarification on which structure is being replaced. She also inquired on the lighting. James stated it will remain the same minimal lighting.

**Motion** to close the public hearing for Boathouse Marine application SPR-002-25 made by Ed Higgins, seconded by Sandra McMullen. All in favor, motion carried.

**SEQR: Short Environmental Assessment Form Part II Declaration: Motion** to adopt SEQR as a negative declaration for Boathouse Marine application SPR-002-25 made by Ed Higgins, seconded by Therese Christensen. All in favor, motion carried.

**Motion** to approve Boathouse Marine application SPR-002-25 made by Therese Christensen, seconded by Sandra McMullen.

**AYE: Rogers; Patchen; Higgins; Christensen, McMullen; Taylor; Williams**

**NAY: None**

**ABSTAIN: Powers**

**ABSENT: None**

**PASSED**

### **#3. (Town)**

**Applicant: Mason P. Coughlin**

**Application #: SPR-003-25**

**Action: Site Plan Review**

**Site Location: 16872 County Rout 181 Clayton, NY 13624 (Tax Parcel # 31.00-2-20)**

**Information:** The applicant is proposing to erect an Automobile Service Station (32 ft. X 40 ft.). The parcel is in the Agricultural Residential District. There will be two garage bays, an office and an ADA compliant bathroom. It will be a metal building on grade and 18' roof peak. There is an existing well and septic, separate from his home well and septic, that he would like to tie into and he will be using existing electric. He does not plan on having any employees. The main focus will be refurbishing specialty engines rather than a general repair shop. He would like to use the existing structure without public access until the new structure is completed. There will not be an abundance of cars which is why he is only planning to have two garage bays. When the car is finished it will be parked in the back unseen until it is picked up. He plans to plant some pine trees as well. Sandra asked if he will plan to expand if the business does well. He currently does have room from the property line to add a third bay in the future if he wishes to and could also build towards the back property line while staying within the required setbacks. The driveway ends 260ft from the road. The Board received two letters from a neighboring property voicing caution on the commercial use of the property. Alson asked about the zoning. Richard stated that there are some conditions for an automobile service station in that district which were all addressed in a pre-conference with Chairman Rogers and Kevin Patchen in which he meets all of them. It is a permitted use with a site plan review. He will have regular business hours 9am-5pm and will make less noise being inside a garage rather than working outside. The new structure will be spray foamed and will have exhaust which will also help with the noise. The existing septic and well is 300 feet or more from the neighboring property. Other notes of concern in the letters were discussed by the Board. Both letters are on file with the application. He also received a curb-cut permit from Jefferson County already and if he has drains, he has to have an oil separator. Chairman Rogers read aloud the County Planning 239-m letter which stated advisory comments. The local Board should ensure the automobile service station criteria should be met. Vehicles should wait around on the property no longer than two weeks. There should be no solid waste on the property. Adam Powers only concern is

that if smaller repair work is being done in the meantime, that there should be screening of any additional vehicles. This may include having all parking being completely behind the building.

**Motion** to open the public hearing for Coughlin application SPR-003-25 made by Ed Higgins, seconded by Therese Christensen. All in favor, motion carried.

No public comment besides the letters spoken of during the presentation.

**Motion** to close the public hearing for Coughlin application SPR-003-25 made by Therese Christensen, seconded by Alson Taylor. All in favor, motion carried.

**SEQR: Short Environmental Assessment Form Part II Declaration: Motion** to adopt SEQR as a negative declaration for Coughlin application SPR-003-25 made by Ed Higgins, seconded by Sandra McMullen. All in favor, motion carried.

**Motion** to approve the Coughlin application SPR-003-25 with the condition that no alterations to be made to the parking plan without Planning Board review, that the applicant may use the existing building for one year (with no public access) and that all zoning requirements remain in compliance for the duration of its existence made by Kevin Patchen, seconded by Adam Powers.

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

**NAY: None**

**ABSTAIN: None**

**ABSENT: None**

**PASSED**

**Other Board Communications:**

- Kevin Patchen wanted an update on the Bayside Marina Kayak rental building.
- Richard Ingerson informed the Board the Jeremy Kellogg may not do the storage building up on Route 12 but may be interested in subdividing the lot. His plan for subdivision has right of ways and Richard wanted the Planning Boards thoughts on it.

**Adjournment- Motion** to adjourn the May 1<sup>st</sup> Planning Board meeting 8:45 PM made by Therese Christensen, seconded by Sandra McMullen. All in favor, motion carried.

*Mariah LaClair, Recording Clerk*