

## JOINT TOWN/VILLAGE OF CLAYTON PLANNING BOARD

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**Organization:** Town/Village of Clayton Planning Board

**Date:** August 7, 2025

**Time:** 7:00 p.m.

**Place:** Meeting Room at Cerow Recreation Park

- I. Call to Order
- II. Salute Flag
- III. Approval of Minutes
- IV. Communications
- V. Board Comments (other than agenda items)
- VI. Continuing Business
- VII. New Business
- VIII. Adjournment

#1. (Village)

**Applicant:** Wilburt C. Wahl Jr.

**Action:** Revised Site Plan Review

**Site Location:** 250 Wahl Street Clayton, NY 13624 (tax map # 20.55-1-52.1)

**Information:** The applicant is proposing a revised site plan for a change in construction at the property noted above in a Marine Development District.

**The Planning Board does not accept public comments during a pre-application conference.**

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**JOINT TOWN/VILLAGE OF CLAYTON  
PLANNING BOARD  
July 3, 2025**

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

**Absent:** Adam Powers. *Tom Williams will sit in for Adam Powers.*

**Also present:** Richard Ingerson, Town Zoning/Codes Enforcement Officer; Mariah LaClair, Recording Clerk.

**Townspeople present:** Pam McDowell; Corey Gushlaw; Felicia Gushlaw.

**Minutes:** **MOTION** to approve the May 2025 minutes made by Alson Taylor, seconded by Sandra McMullen. All in favor, motion carried. There was no meeting in June due to lack of agenda items.

**Communications:**

- Chairman Rogers informed the Board that Heinz Wahl may return to the Planning Board next month to review his proposed cottage colony again. The Board may also see Mark Morgia for his State Street property.

**New Business:**

**#1. (Town)**

**Applicant:** Cory Gushlaw

**Application #:** T-SPR-004-25

**Action:** Site Plan Review

**Site Location:** 14199 House Rd., Clayton, NY 13624 (Tax Parcel #31.10-1-40)

**Information:** The applicant is requesting a site plan review in order to run an automobile service station out of an existing structure. The applicant is informing the Board that they would like to eventually erect a 40' x 50' new structure on the property in the future but they would need to return to the Planning Board at that time. The existing structure will have an office. They plan to erect a small privacy fence and then trees down the property line. The main focus will be small engine repair but will be open to car repair in the future. The neighboring property is also a repair shop and is a family member. There were no calls for the application. There will be downcast lighting and a sign by the road. They meet all the zoning setbacks and other zoning requirements. Sandra McMullen inquired about oil waste. They will collect in barrels and recycle in an oil burner heater. The future building would likely need an oil separator for the drain.

**Motion** to open the public hearing for Cory Gushlaw application T-SPR-004-25 made by Therese Christensen, seconded by Sandra McMullen. All in favor, motion carried.

*No public comment.*

**Motion** to close the public hearing for Cory Gushlaw application T-SPR-004-25 made by Kevin Patchen, 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 Cory Gushlaw application T-SPR-004-25 made by Therese Christensen, seconded by Sandra McMullen. All in favor, motion carried.

**Motion** to approve the Cory Gushlaw application T-SPR-004-25 as presented made by Kevin Patchen, seconded by Sandra McMullen.

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

**NAY: None**

**ABSTAIN: None**

**ABSENT: Powers**

**PASSED**

**Other Board Communications:**

- Alson Taylor inquired if there was any further communication about the Morgia/Kellogg townhouses. There have been no updates.
- Ed Higgins inquired about the operation of the new Bayside Marina Kayak rental building. The Board wants to make sure they are consistent with what was approved by the Planning Board.

**Adjournment- Motion** to adjourn the July 3<sup>rd</sup> Planning Board meeting 7:30 PM made by Therese Christensen, seconded by Tom Williams. All in favor, motion carried.

*Mariah LaClair, Recording Clerk*