

Town /Village of Clayton Planning Board Agenda

Organization: Clayton Planning Board

Date: April 2, 2026

Time: 7:00 p.m.

Place: Second floor meeting room at Cerow Recreation Park

- Call to Order
- Salute Flag
- Approval of Minutes
- Communications
- Board Comments (other than agenda items)
- Continuing Business
- New Business
- Adjournment

#1. (Town)

Applicant: Mark Morgia (River Roc Storage)

Action: Special Use Permit

Site Location: 15934 County Route 3 Clayton, NY 13624 (Tax# 20.15-1-21.2)

Information: The applicant is proposing to construct an 80 ft. X 160 ft. boat storage facility in an Agricultural Residential District.

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

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

Also present: Dave Wilder, Village Zoning Enforcement Officer; Ron DuFord, Board Liaison; Mariah LaClair, Recording Clerk.

Townpeople present: Mike Lassel; Mark Morgia; Brian Jones; Alicia Morrow; Scott Doctuer; Jim Anngler; Mary Ann Devow.

Minutes: **MOTION** to approve the October 2025 minutes made by Ed Higgins, seconded by Therese Christensen. All in favor, motion carried.

Communications:

- **Doug Rogers will not be in attendance and Adam Powers will lead the meeting.**

New Business:

#1. (Village)

Applicant: Mark Morgia

Application #: V-SPR-03-25

Action: Site Plan Review

Site Location: 1194 State St., Clayton, NY 13624 (Tax Map #20.54-1-8.13/8.141)

Information: Mike Lassel presented plans in a pre-conference at last month's meeting. The applicant is planning on two buildings, each with 3 units. One building will be a 2-story and one will be a 1-story. Mike showed plans with grading and explained the stormwater runoff plan. The stormwater will collect in a vegetive swale and run off to a level spreader. There is also a catch basin that ties into the village stormwater. Mike also showed landscaping plans added to the drawings. There will be six new trees in the front and six new trees in the back. Mike also provided copies of building renderings. Each unit will have a patio. Originally, the applicant was going to combine the lots but the banking institution does not want to approve the combination of the lots. So, instead, they adjusted the two lots so that the existing townhouse is on a smaller lot and the new townhouses will be on the bigger lot in order to meet the lot size requirements. Alson Taylor inquired if the driveway will be cleaned up and the applicant discussed their plans for the driveway. He will check with the State DOT on curb cuts but they do not recommend having two separate driveways but one driveway for both lots. Alson recommends widening the entryway. The Village code requires 16 parking spaces and they will have 18. Letter 239m from the County states it is of local concern only but recommend reaching out to NYS DOT on the curb in order to meet the standard for a minor commercial driveway. Adam Powers received letters from immediate neighbors. General concerns include drainage. There are some concerns that tenants will cross through the back lots for river access. Mike stated there will be landscaping that will help keep it separate but there are no plans to add in a fence. The applicant is willing to plant additional bushes to help line the property line between the already planned trees. The Board would also like additional landscaping near

the spillway in the front, just enough to not affect the drainage to the spillway. Kevin Patchen states that landscaping will be better looking than a fence. He states that tenants should be made aware of the property limits when signing the lease. A final survey of the lot line adjustments will be provided to Dave Wilder.

Motion to open the public hearing for Morgia Site Plan Review application V-SPR-03-25 made by Alson Taylor, seconded by Kevin Patchen. All in favor, motion carried.

- Alicia Morrow: President of Riverside Cottages Association and neighbors the property. There are 14 homes total. The association understands that the applicant has the right to develop the property how he sees fit as the owner. She notes the lack of privacy since the trees have been removed. The association is concerned that tenants will access the association to get to the River. They have added no trespassing signs but believe they will still be impacted by the new townhomes, especially the back row of homes. She asks that the owner add a clause in the lease agreement or requests that the owner does agree to build a fence on the back property line. The association is concerned about lighting, including car headlights and noises. Mike Lassel comments that all parking is in the front and should not shine through the back at all. The association is concerned about the water runoff and drainage. She would like to know if pets will be allowed and Mark Morgia is not 100% sure at the moment.
- Morrow- Director of dockage in RCA. He addresses concerns over privacy and trespassing in order to get access to the River and use of the RCA's docks. He requests a fence be added to the back property line to block noise and maintain privacy.
- Ron DuFord- Ron asks about the timeline of the project. It is estimated to begin in the Spring and aiming to be completed soon after. He mentions that townhouses must be at least three units according to the Village code for townhouses and the units must be built together and not in phases.
- Scott Doctuer: Scott is a neighbor and comments that there is no landscaping on the side of the property next to the other road.
- Jim Angler: Jim wants to know the demographic of the tenants. Mike states the townhouses will be market rate.
- Mary Ann Devow: Mary asked about the grading and the parking lot.

Motion to close the public hearing for Morgia Site Plan Review application V-SPR-03-25 made by Therese Christensen, seconded by Sandra McMullen. All in favor, motion carried.

SEQR: Long Environmental Assessment Form Part II and III Declaration: Motion to adopt SEQR as a negative declaration for Morgia Site Plan Review application V-SPR-03-25 made by Ed Higgins, seconded by Alson. All in favor, motion carried. The Board would like the applicant to receive a letter from the DEC regarding any endangered species in the area.

Motion by Kevin Patchen, seconded by Therese Christensen to *approve* the Morgia Site Plan Review application V-SPR-03-25 with the condition that the following supplemental documents are provided to the Village Zoning Officer for the record: A full storm water report; NYS DOT Highway Work Permit or acknowledgement from the DOT that a permit is not required; provide detailed landscaping plan for the rear property line to include planting arrangement that creates a physical deterrent between properties; completed lot line adjustment; declaration from the NYS DEC regarding the endangered species

identified on the EAF; and a declaration from SHPO regarding any archaeological sites identified on the EAF.

AYE: Patchen; Higgins; Christensen; McMullen; Powers; Taylor; Williams

NAY: None

ABSTAIN: None

ABSENT: Rogers

PASSED

Pre-Application: Brian Jones representing the new owners of the TI Inn, located on Riverside Drive. Twelve years ago, plans for renovating were not executed and the new owners would like to reattempt renovation. It is a historical building and the goal is to restore to historical status. Detailed drawings and renderings were provided. An elevator will be added as well as 2-stall garage. The roof of the garage will hold the condensing units. The ground floor will be a restaurant and retail space to be leased and a wraparound porch. The first floor will be four apartments with decking and second floor will be the owner's personal residence with a mezzanine and an additional balcony. A sprinkler system will be added to the building and a fire rate stairwell on the back. It will not be historically registered but, will be renovated in accordance with the historic district regulations. Heating will be a combination of fuel sources.

Adjournment- Motion to adjourn the November Planning Board meeting at 8:22 PM made by Ed Higgins, seconded by Sandra McMullen. All in favor, motion carried.

Mariah LaClair, Recording Clerk

TOWN OF CLAYTON

Zoning Officer

Richard A. Ingerson

Office Hours

Mon. Through Fri.

7.00 AM-12:00 PM & 1:00 -3:30 PM

Planning Department

405 Riverside Drive

Clayton NY 13624

(315) 686-3512 Ext. 29

Fax (315) 686-2651

Planning Board

Douglas Rogers

(Chairman)

Adam Powers

(Vice Chair)

Sandra McMullen

Ed Higgins

Alson Taylor

Thomas Williams

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, pursuant to Section 274b of Town Law & Article XII of the Town of Clayton Zoning Ordinance, a public hearing will be held by the Joint Town/Village of Clayton Planning Board on **April 2, 2026 at 7:00 PM** or soon after in the Town's Recreational Park 600 East Line Road, Clayton for the purpose of considering a Special Use Permit Review Application by **River Roc Storage LLC/Mark Morgia** to add a storage building at the property located at 15934 County Route 3, Clayton in the Agricultural Residential district, Tax Map # 20.15 Block # 1 Lot # 21.2.

All parties in interest and citizens will be given the opportunity to be heard in respect to such application. Persons may appear in person or by agent. Written comments must be received prior to the hearing. The above application is open for inspection in the **Town Offices, 405 Riverside Drive, Clayton.**

Richard Ingerson, Zoning Officer

**JEFFERSON COUNTY PLANNING BOARD
REFERRAL NOTICE**



PART 1) MUNICIPAL INFORMATION

Municipality referring project: Town of Clayton
Board referring project: **Planning Board** **ZBA** **City Council**
 Village Board **Town Board**

Contact Name: Richard A. Ingerson

Address: P.O Box 179
Clayton, NY 13624

Phone #:

Email address: 315-686-6013 codes@townofclayton.com

(Referral certification MUST BE SIGNED on page 3)

Date: 2/12/2026

PART 2) REFERRAL TYPE AND PROXIMITY

Type of action(s): ✓ Check all that apply:

- | | |
|--|---|
| <input type="checkbox"/> Site Plan | <input checked="" type="checkbox"/> Area Variance |
| <input checked="" type="checkbox"/> Special Permit | <input type="checkbox"/> Use Variance |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Comprehensive Plan Update / Adoption |
| <input type="checkbox"/> Zoning Law Amendment | <input type="checkbox"/> Land Use Moratorium |

The referral is required because the property is located within 500 ft. of: ✓ Check all that apply.

- | | |
|--|---|
| <input type="checkbox"/> NYS/US Route # _____ | <input checked="" type="checkbox"/> County Road # <u>3</u> |
| <input type="checkbox"/> Municipal Boundary | <input type="checkbox"/> NYS / County Park / Recreation Area |
| <input type="checkbox"/> NYS/County owned land | <input type="checkbox"/> County R-O-W for a stream or drainage channel |
| | <input type="checkbox"/> Farm operation located in an Agricultural District |

Submission materials provided (full statement of the action): ✓ Check all that apply.

- | | |
|---|--|
| <input checked="" type="checkbox"/> Local application form | <input checked="" type="checkbox"/> Site Plan |
| <input type="checkbox"/> Text of Amendment | <input type="checkbox"/> Zoning Map changes |
| <input checked="" type="checkbox"/> SEQR Short Form or Full EAF | <input checked="" type="checkbox"/> Other materials submitted by applicant |

- All three pages must be completed and returned -

PART 3) PROJECT/ZONING INFORMATION

Applicant Name and Mailing Address: River Roc Storage LLC/Mark Morgia
13322 House Road
Clayton, NY 13624

Applicant Email address: _____

Property Address or Location: 15934 County Route 3

Tax Parcel Number(s): 20.15-1-21.2

HOW IS PROPOSED USE DEFINED IN ZONING LAW: Small Commercial Enterprise

Description of the project: Erect a 60' x 160' Boat Storage Building

Zoning district the property is in: AR

Existing or current land use of the property: Boat Storage has 3 existing storage buildings on parcel

PART 4 a) NEEDED INFORMATION FOR ZONING TEXT\MAP AMENDMENTS OR MORATORIUMS:

In addition to the zoning amendment or moratorium text: (please provide) and Check all that apply.

- The public purpose or rationale for considering the amendment
- The section in the local zoning law the amendment addresses
- The zoning map or official map the amendment may be based on

PART 4 b) NEEDED INFORMATION FOR VARIANCES, SITE PLAN REVIEWS OR SPECIAL PERMITS:

A site plan showing (ALL MUST BE PROVIDED):

- Scale (suggest 1 inch = 20 feet if site is less than 1 acre, or smaller scale for larger sites)
- North Arrow Location map
- Physical characteristics of the site - existing and proposed
- Layout plan showing buildings, parking, parking spaces, driveways, and pedestrian areas
- Plans for either connecting to municipal water and sewer or septic and well locations
- Surface and subsurface drainage plan, (incorporated within layout plan or on separate sheet)
- Locations, dimensions, and detail of lighting, landscaping, and signs
- Environmental features of the site (eg. creeks, streams, brush, wooded areas, wetlands)

- The above site plan items are typically required by local zoning laws -

PART 5) REFERRAL CHECKLIST CERTIFICATION:

ALL actions require the following:

- Completed Jefferson County Planning Board Referral Notice (All parts of this form)
- SEQR - completed Environmental Assessment Form or Environmental Impact Statement
- Agricultural Data Statement - when applicable
- Full statement as required by GML 239m and the local zoning law\ordinance - see pg. 4

Municipal Official Certification:

- A copy of all information* required by the zoning law of referring municipality is included.

OR

- The following submission requirements from the local zoning law have been waived by official action of the referring board: _____

As attested by:  (signature of appropriate municipal official)

*** Incomplete information\plans may result in the delay of CPB review.**

The County Planning Board meets the last Tuesday of every month.

Referral deadlines are 12 days before each meeting.

Send Referral to:

Jefferson County Planning and

Community Development

239m Referral

175 Arsenal Street

Watertown NY 13601

If you have any questions about the referral process or whether a project should be referred, please call the County Planning Office at 785-3144.

What is a "Full Statement"?

According to NYS General Municipal Law Section 239-m, a "full statement" of the proposed action includes all materials required by and submitted to the local board as an application. This includes the completed environmental assessment form as well as all other materials required to make a determination of significance pursuant to the State Environmental Quality Review Act. When the proposed action is the adoption or amendment of a zoning ordinance or law, the "full statement of such proposed action" also includes the complete text of the proposed ordinance or local law as well as all existing provisions to be affected thereby, if any.

The local board has an obligation to the residents of their community to conduct a thorough and informed review of projects before them. In order to do this, the local board should, at a minimum, only accept project plans that are drawn to scale and show the complete site with all existing and proposed structures. The CPB can not assess potential county-wide or inter-municipal impacts of a referral unless the plans are an accurate depiction of the project site.

TOWN OF CLAYTON

Zoning Officer

Richard A. Ingerson
Office Hours
Mon. Through Fri.
7:00 AM-12:00 PM & 1:00 -3:30 PM

Zoning Department

405 Riverside Drive
Clayton NY 13624
(315) 686-3512 Ext. 29
Fax (315) 686-2651

Zoning Board of Appeals

Stephen Mack
(Chairman)
Dale Maclaughlin
Clyde H. Garnsey
Nick Reddick
Dale Maclaughlin
PJ Schleher
Mike McMahon

NOTICE OF PUBLIC HEARING

Please take notice that the following public hearing will be held by the Joint Village/Town of Clayton Zoning Board of Appeals on **March 16, 2026 at 7:00 PM** or soon after in the Town's Recreational Park, 600 East Line Road, as required by the Zoning Ordinance to hear all persons concerned with the Boards consideration in granting an area variance to **River Roc Storage LLC/Mark Morgia** on their property located 15934 County Route 3, Clayton in the Agricultural and Rural Residential district, Tax Map # 20.15-1-21.2. The petitioner is requesting to construct a storage building closer to the property line than is allowed by the zoning ordinance. Such addition will require an area variance from Article V, Schedule B of the zoning ordinance.

All parties in interest and citizens will be given the opportunity to be heard in respect to such application. Persons may appear in person or by agent. Written comments must be received prior to the hearing. The above application is open for inspection in the Town Clerks Office.

Richard Ingerson
Zoning Officer

Approved

ZONING BOARD OF APPEALS
TOWN OF CLAYTON
APPLICATION FOR AN AREA VARIANCE

Approved

Application #: T-VAR-003-26
Date of Application: 2/11/26
Application Fee Received: 150.00 CASH
Date of Public hearing: 3/16/26 7:00 PM

Zoning District: AR
Tax Map #: 20.15 Block #: 1 Lot: 21.2

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) River Row Storage LLC / Mark Morgan
Is/are the owner (s) of property situated at the following address:
15934 Country Route 3 Clayton NY 13624

The above described property was acquired by the applicant (s) on _____
Date

B: The applicant requests the following AREA variance to:

install 160'x60' heated storage barn
The area or dimensional variance requested is as follows:
10' off back line & 15' of side line
40' North rear yard & 2003.25 lot coverage variance

ATTACH A SITE PLAN DRAWN TO SCALE

C: Reasons for request:

(1) The requested variance will not create an undesirable change in the character or the neighborhood or detriment to nearby properties in that:

no

(2) The benefits sought by the applicant cannot be achieved by any other feasible method because:

power line running through property

(3) The requested variance is not substantial in that: Bordering property on
back side is forever wild & cant be built on

(4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because: same as other
buildings on property

D: State Inspection:
Applicant agrees that members of the Joint Town/Village Zoning Board of Appeals may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board. Please list preferred days/times:
any time

Dated: 2/10/26 Phone #: 315-771-1329
Applicants Name: Mark Morgan (please print)
Mailing Address: 13322 Houck Road Clayton NY 13624

Applicants Signature: Mark Morgan



Town of Clayton
Zoning Department
 405 Riverside Drive
 Clayton, NY 13624

Telephone: (315) 686-3512 X 28 Fax (315) 686-2651

Approved

APPLICATION FOR ZONING PERMIT

PERMIT#: T-006-26	Tax Map #: 20.15-1-21.2	Property Address: 15934 Co Rte 3 Clayton, New York 13624
-------------------	-------------------------	---

APPLICANT NAME: River Roc Storage LLC TELEPHONE NUMBER:

STATUS: Denied

LOCATED ON: North

SIZE OF LOT: 3.21 acres

OTHER BUILDINGS ON SAME LOT: 3-storage buildings

IS PROPOSED TO ERECT: Erect a 60' x 160' storage building

BUILDING TO BE USED AS: Storage PROPOSED SIZE OF BUILDING: 60' x 160'

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS: 9600 sqft

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00

ESTIMATED DATE CONSTRUCTION TO BEGIN: Feb

IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? No

IN CONSIDERATION OF THE GRANTING OF THIS PERMIT I AGREE TO ABIDE BY ALL BUILDING, ZONING & HEALTH ORDINANCES AND OTHER RULES AND REGULATIONS OF THE TOWN, AND NOT TO MAKE ANY CHANGES WITHOUT NOTIFYING THE TOWN CLERK. I ALSO DO HEREBY AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

COPY

Owners's Signature

Owner's Address

Date

Agent's Signature

Agent's Address

Date

Permit Issued: 02/11/2026

Fee Paid: \$.00

ZEO Signature

Date



**Town of Clayton
Zoning Department**
405 Riverside Drive
Clayton, NY 13624

Telephone: (315) 686-3512 X 28 Fax (315) 686-2651

Approved

APPLICATION FOR ZONING PERMIT

PERMIT#: T-006-26	Tax Map #: 20.15-1-21.2	Property Address: 15934 Co Rte 3 Clayton, New York 13624
-------------------	-------------------------	---

APPLICANT NAME: River Roc Storage LLC TELEPHONE NUMBER:

STATUS: **Denied**

LOCATED ON: North

SIZE OF LOT: 3.21 acres

OTHER BUILDINGS ON SAME LOT: 3-storage buildings

IS PROPOSED TO ERECT: Erect a 60' x 160' storage building

BUILDING TO BE USED AS: Storage PROPOSED SIZE OF BUILDING: 60' x 160'

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS: 9600 sqft

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00

ESTIMATED DATE CONSTRUCTION TO BEGIN: Feb

IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? No

IN CONSIDERATION OF THE GRANTING OF THIS PERMIT I AGREE TO ABIDE BY ALL BUILDING, ZONING & HEALTH ORDINANCES AND OTHER RULES AND REGULATIONS OF THE TOWN, AND NOT TO MAKE ANY CHANGES WITHOUT NOTIFYING THE TOWN CLERK. I ALSO DO HEREBY AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Owners's Signature

Owner's Address

Date

Agent's Signature

Agent's Address

Date

Permit Issued: 02/11/2026

Fee Paid: \$.00

River Roc Storage LLC
ZEO Signature

2/11/26
Date

COPY



Power line

Clayton

20.15-1-21.2

20.15-1-21.1

959072.29, 1543461.58

10'

60'

15'

160'

15'

15'

ISSUED FOR CONSTRUCTION

RIVER ROC STORAGE 60'X160' POLE BARN



SITE LOCATION MAP
NOT TO SCALE

DRAWING INDEX			
NO.	NAME	REV.	REV. DATE
1-011	COVER SHEET	0	3/17/2024
2-001	GENERAL NOTES	0	3/17/2024
3-001	SUBMITTALS ABBREVIATIONS DESIGN CRITERIA	0	3/17/2024
3-002	WEST FOUNDATION PLAN	0	3/17/2024
3-003	EAST FOUNDATION PLAN	0	3/17/2024
3-004	WEST ROOF FRAMING PLAN	0	3/17/2024
3-005	EAST ROOF FRAMING PLAN	0	3/17/2024
4-001	ELECTRICAL SYMBOLS	0	3/17/2024
4-002	PLUMBING SYMBOLS	0	3/17/2024
5-001	MECHANICAL SYMBOLS	0	3/17/2024
5-002	EXTERIOR FINISHES	0	3/17/2024
5-003	ROOFING & SINKS TYPICAL DETAILS	0	3/17/2024

MARCH 2024

BENJAMIN CARMON P.E.
5276 SWAMP SCHOOL RD.
CAZENOVIA, NY 13035
PHONE: (815) 568-5341



AS A PUBLIC OFFICER, I AM BOUND BY THE CONSTITUTION AND LAWS OF THE STATE OF NEW YORK.
I HEREBY CERTIFY THAT I AM THE HOLDER OF THE ABOVE LICENSE.

NO.	0
DATE	3/7/24
ISSUED FOR CONSTRUCTION	
DRAWING RELEASE	

WEST FOUNDATION PLAN

BRC ENGINEERING
 BENJAMIN CLAYTON P.E.
 5276 SWAMP SCHOOL RD
 CLAYTON, NY
 (516) 586-5341

RIVER ROC STORAGE
 38662/668 NYS ROUTE 12E
 CLAYTON, NY

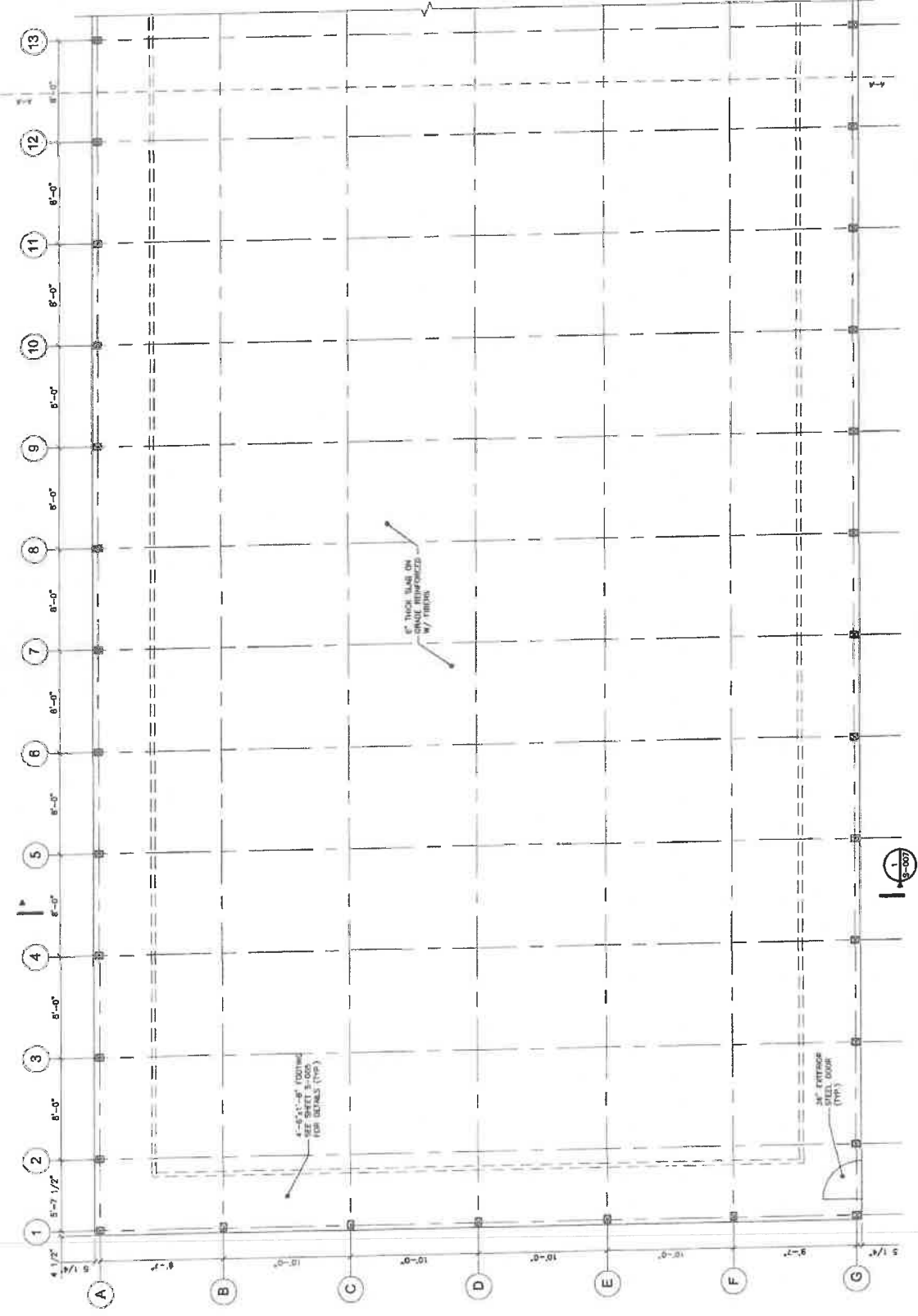
PROJECT #
 24-003A

DATE
 MARCH 2024

SHEET
 S-003



3/7/24



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

- PLAN NOTES:
1. FINISHED FLOOR EL. = 100'-0" U.O.M.
 2. CONCRETE FOR INTERIOR SLAB ON GRADE SHALL HAVE A MINIMUM STRENGTH OF 4000 PSI.
 3. POSTS SHALL BE 4" DIA. 2X8 ROUGHLY. POST SHALL BE PRESSURE TREATED BELOW GRADE.



THIS DRAWING WAS PREPARED BY THE ENGINEER SHOWN ON THE TITLE BLOCK. UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NO.	DATE	ISSUED FOR CONSTRUCTION
0	3/7/24	DRAWING RELEASE

FOUNDATION PLAN

BRC ENGINEERING
 BENJAMIN CARSON P.E.
 5276 SHAWNEE SCHOOL RD.
 CLAYTON, NY
 (315) 588-5341

RIVER ROC STORAGE
 38662/668 NYS ROUTE 12E
 CLAYTON, NY

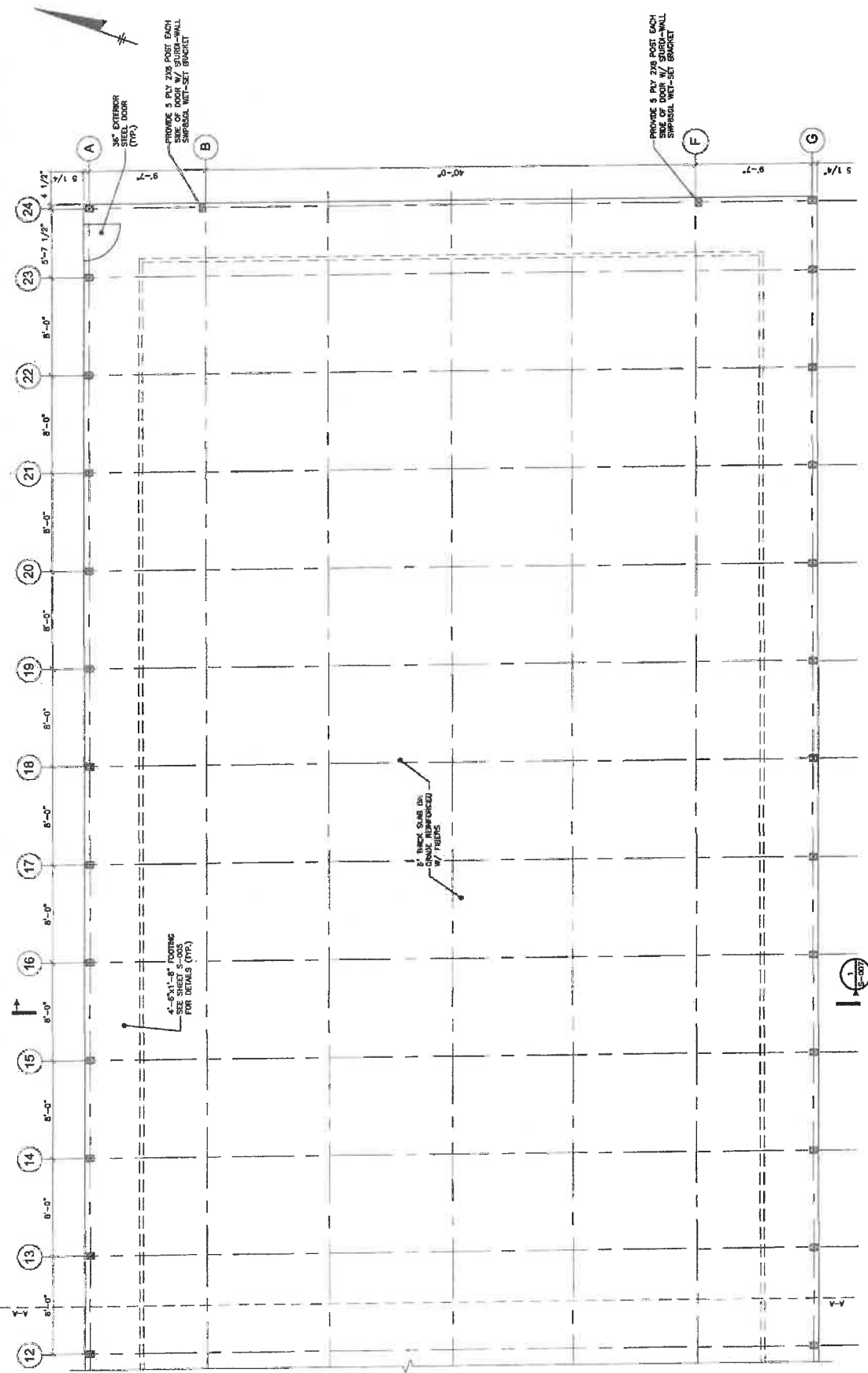
PROJECT #
 24-003A

DATE
 MARCH 2024

SHEET #
 S-004



3/7/24



FOUNDATION PLAN

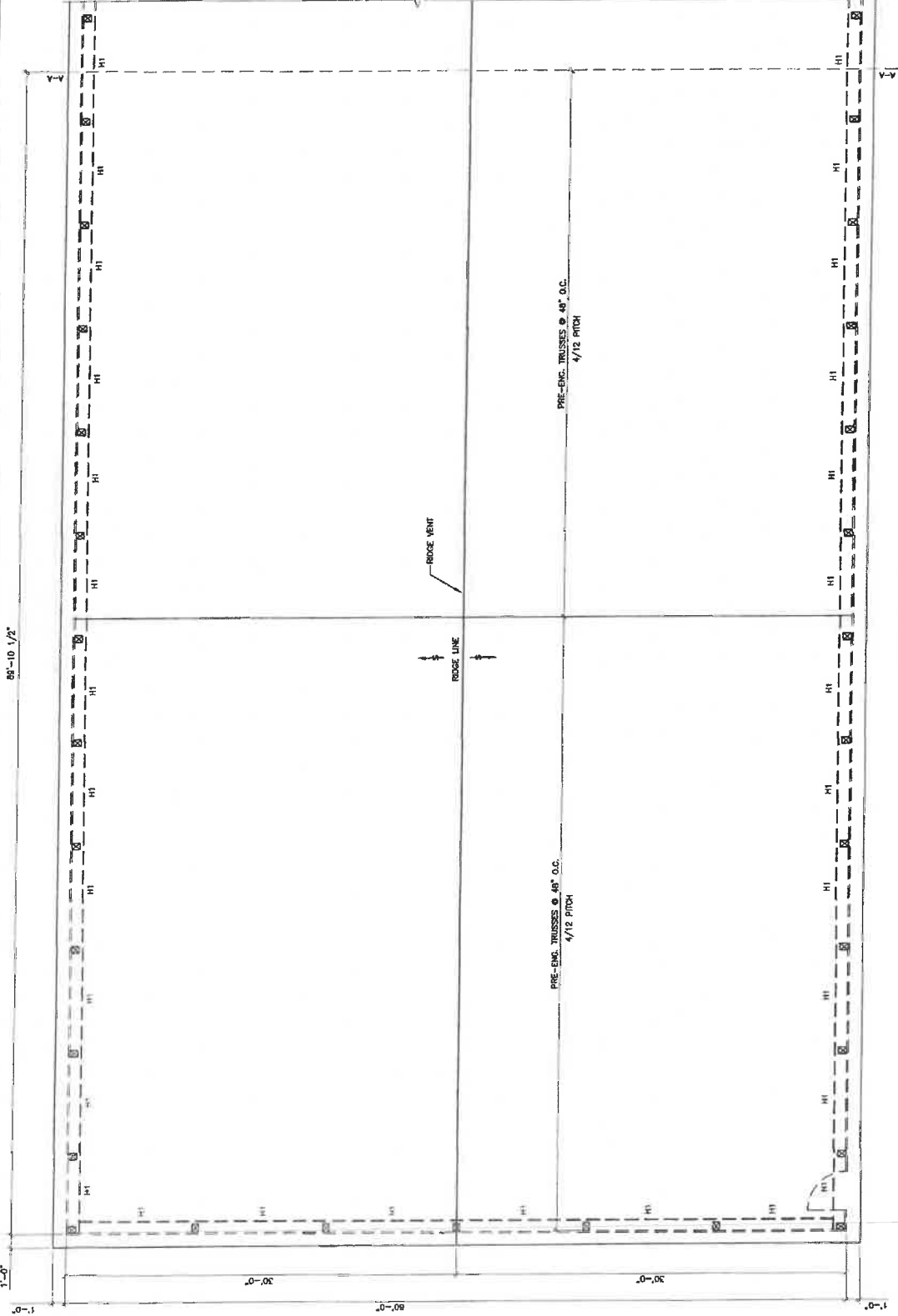
SCALE: 1/4" = 1'-0"

- PLAN NOTES:
1. FINISHED FLOOR EL. = 1077'-07" U.S.G.M.
 2. CONCRETE FOR INTERIOR SLAB ON GRADE SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI.
 3. TREATED BELOW GRADE.



THIS DRAWING WAS PREPARED BY THE SCALE INDICATED IN THE TITLE BLOCK. ANY CHANGES TO THIS DRAWING SHALL BE INDICATED BY A REVISION TABLE AND APPROVED BY THE DESIGNER. THE SCALE SHALL BE 1/4" = 1'-0" UNLESS OTHERWISE NOTED. PLEASE REFER TO THE DRAWING FOR THE ACTUAL SCALE OF THIS DRAWING.

IF AS A HOLDING OF LAW FOR ANY PERSON, THIS DRAWING IS TO BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE ORIGINAL CONTRACT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS TO DO SO.



NO.	0	DATE	3/7/24
ISSUED FOR CONSTRUCTION			
DRAWING RELEASE			

ROOF FRAMING PLAN

BRC ENGINEERING
 BENJAMIN CARLSON P.E.
 5276 SWAMP SCHOOL RD
 CLAYTON, NY
 (315) 588-5341

RIVER ROC STORAGE
 38622/668 NYS ROUTE 12E
 CLAYTON, NY

PROJECT #
 24-003A

DATE
 MARCH 2024

SHEET
 S-005



3/7/24

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. TRUSS BEARING IS = 117.47 LBS/LF.
2. PASSES SHALL BE AS INDICATED ON THE FOUNDATION PLAN.
3. TRUSS BEARING HEADINGS SHALL BE AS SHOWN ON EQUAL EACH SIDE OF POST UNLESS OTHERWISE NOTED.
4. TRUSS BRACING SHALL BE AS DESIGNED BY PREPARED TRUSS MANUFACTURER.

THIS DRAWING WAS PREPARED BY THE ENGINEER NAMED HEREON AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE FIELD TO DETERMINE THE CORRECT SCALE OF THE DRAWING.

IF A WORKMAN OF THIS FIRM OR OTHER PERSONS ARE TO BE EMPLOYED IN CONNECTION WITH THE EXECUTION OF THIS PROJECT, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE FIELD TO DETERMINE THE CORRECT SCALE OF THE DRAWING.



NO.	0
DATE	3/7/24
ISSUED FOR CONSTRUCTION	
DRAWING RELEASE	

ROOF FRAMING PLAN

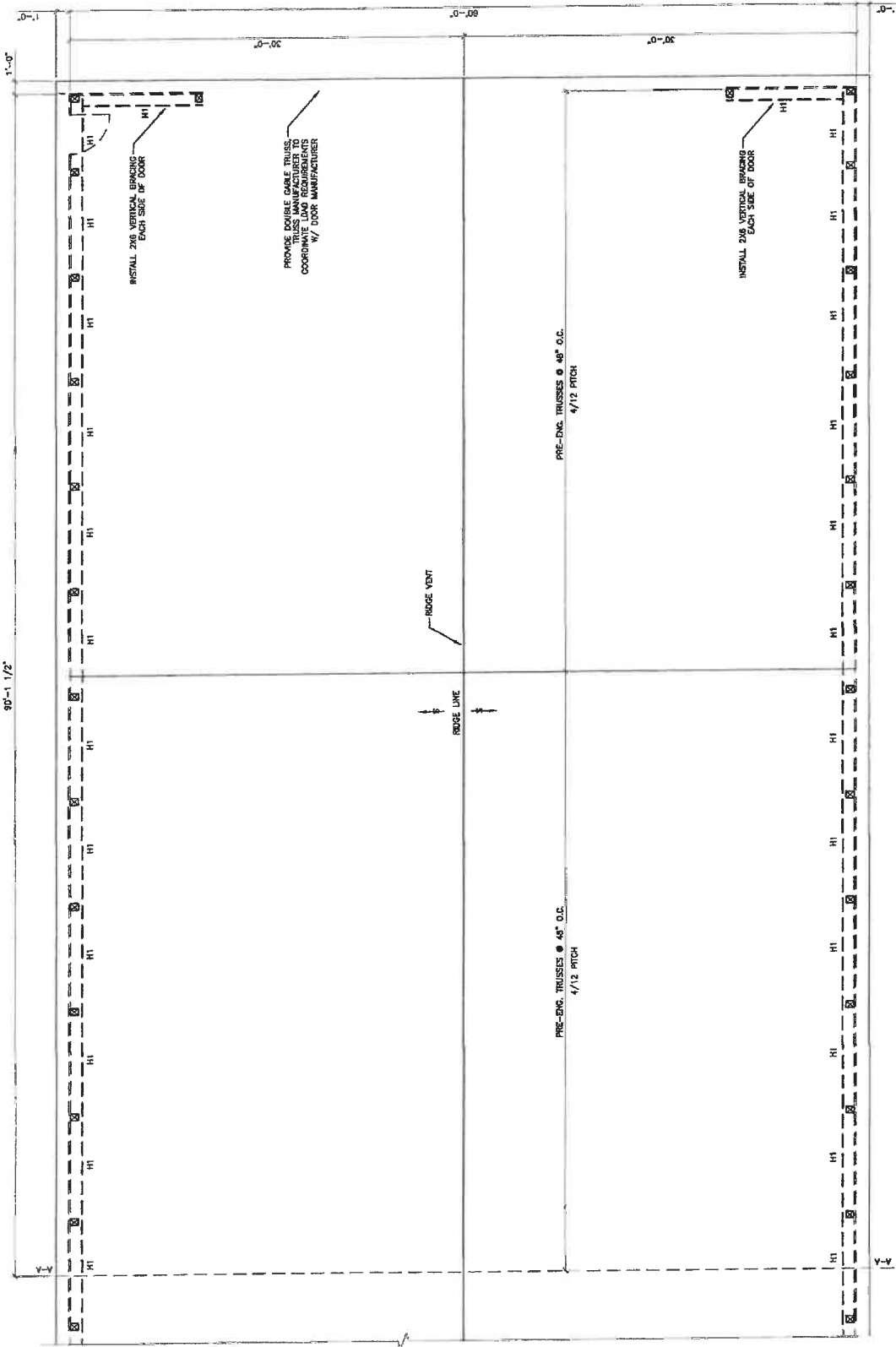
BRC ENGINEERING
 BELLMAN GARDIN P.C.
 2275 SWAMP SCHOOL RD
 CAZENOVE, NY
 (315) 568-5341

38662/668 NYS ROUTE 12E
 CLAYTON, NY
 RIVER ROC STORAGE

PROJECT #
 24-003A

DATE
 MARCH 2024

SHEET #
 S-006



ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

PLAN NOTES:

1. TRUSS BEARING E.L. = 117'-0" U.O.N.
2. POINTS SHALL BE AS INDICATED ON THE FOUNDATION PLAN.
3. TRUSS H1 = 1 3/4" x 1 3/4" LVA 2.0E-2800F5 OR EQUAL EACH FACE OF POST LVL.
4. TRUSS BRACING SHALL BE AS DESIGNED BY PREFABRICATED TRUSS MANUFACTURER.



THIS DRAWING HAS BEEN PREPARED BY THE SCALE INDICATED IN THE TITLE BLOCK. ANY CHANGES TO THE SCALE INDICATED IN THE TITLE BLOCK SHALL BE INDICATED BY THE ARCHITECT OR ENGINEER. THE ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE ACTUAL SCALE OF THIS DRAWING.

IT IS A VIOLATION OF LAW FOR ANY PERSON TO REPRODUCE OR TRANSMIT THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION IS PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

Tax# 20.15-1-21.2 Name: River Roc Storage LLC
APPLICANT Address: 13322 House Road
Clayton NY 13624

NEARBY LANDOWNERS

Tax# 20.15-1-19 Name: Gregory T. Henry
Address: 15975 County Route 3
Clayton NY 13624

Tax# 20.15-1-8 Name: Marshall Green
Address: 15978 County Route 3
Clayton NY 13624

Tax# 20.15-1-7 Name: Mary T Dial Irrevocable Trust
Address: 1117 Hartley Hall Ct
Summerville SC 29485

Tax# 20.15-1-6 Name: Curtis Walsh
Address: 15882 County Route 3
Clayton N.Y. 13624

Tax# 20.15-1-21.8 Name: Lora A Stopper
Address: 692 Riverside Drive
Clayton NY 13624

Tax# 20.11-2-2 Name: Carrier Ridge LLC
Address: 15363 Carrier Lane
Clayton NY 13624

Tax# _____ Name: _____
Address: _____

Tax# _____ Name: _____
Address: _____

TOWN OF CLAYTON

Zoning Officer

Richard A. Ingerson
Office Hours
Mon. Through Fri.
7.00 AM-12:00 PM & 1:00 -3:30 PM

Zoning Department

405 Riverside Drive
Clayton NY 13624
(315) 686-3512 Ext. 29
Fax (315) 686-2651

Zoning Board of Appeals

Stephen Mack
(Chairman)
Dale Maclaughlin
Nick Reddick
Mike McMahon
Clyde H. Garnsey
Alt: Parker Schleher

NOTICE OF PUBLIC HEARING

Please take notice that the following public hearing will be held by the Joint Village/Town of Clayton Zoning Board of Appeals on **March 16, 2026 at 7:00 PM** or soon after in the Town's Recreational Park, 600 East Line Road, as required by the Zoning Ordinance to hear all persons concerned with the Boards consideration in granting an area variance to **William H. Colwill** on their property located 17175 Blanchard Lane East, Clayton in the Marine Residential district, Tax Map # 12.20-2-21. The petitioner is requesting to locate a shed closer to a property line than allowed. Such action will require area variance from Article XII, Schedule D of the zoning ordinance.

All parties in interest and citizens will be given the opportunity to be heard in respect to such application. Persons may appear in person or by agent. Written comments must be received prior to the hearing. The above application is open for inspection in the Town Clerks Office.

Richard Ingerson
Zoning Officer

**ZONING BOARD OF APPEALS
TOWN OF CLAYTON
APPLICATION FOR AN AREA VARIANCE**

Application #: T-VAR-004-26
Date of Application: 3/2/26
Application Fee Received: 150.00 #3202
Date of Public hearing: 3/16/26 7:00 PM

Zoning District: MB
Tax Map #: 12.20-2-21 Block #: _____ Lot: _____

TO THE ZONING BOARD OF APPEALS

A: Statement of Ownership and interest:

The applicant (s) William H. Colwill and Karen B. Colwill
Is/are the owner (s) of property situated at the following address:
17175 Blanchard Lane East
Clayton, NY 13624

The above described property was acquired by the applicant (s) on JULY 29, 2022
Date

B: The applicant requests the following AREA variance to:

Replace 2 old sheds with 1 new shed
The area or dimensional variance requested is as follows:
We request a variance to place the new shed about 15 to 16 feet
from the access road, rather than the required 30 feet.
NEEDS A 22' Rear South yard variance

ATTACH A SITE PLAN DRAWN TO SCALE

C: Reasons for request:

- (1) The requested variance will not create an undesirable change in the character or the neighborhood or detriment to nearby properties in that:

Blanchard Lane East is a privately owned, dirt/gravel, single lane
road. Four summer cottages and one permanent resident are accessed
past our driveway. We will be razing the current dilapidated yellow
shed, which is closer to the road, and removing a smaller brown shed.

- (2) The benefits sought by the applicant cannot be achieved by any other feasible method because:

The new shed will be placed to improve a neighbor's water view,
increase adjoining green space, and increase the distance from
the road. If we proceeded to rebuild the existing yellow shed
none of these benefits would be achieved.

(3) The requested variance is not substantial in that: We will eliminate two existing sheds and build a new shed. This will reduce the amount of total shed area from two existing sheds at 208 square feet to 140 square feet. We will increase the distance from the road.

(4) The proposed variance will not have an adverse effect or impact on the physical and environmental conditions of the neighborhood or district because: Neighboring properties have buildings very close to the road. The new shed will be very attractive and will replace one dilapidated shed and one unattractive shed. The new shed will be located to improve neighbor's river view and to increase a broad open "green" which is a neighborhood enjoyment space.

D: State Inspection:

Applicant agrees that members of the Joint Town/Village Zoning Board of Appeals may inspect the property site of the application by appointment or at other times as agreed to by the applicant and the Board. Please list preferred days/times:

Our property can be inspected at any time.

Dated: February 23, 2026 Phone #: 717-870-5186

Applicants Name: William H. Colwill (please print)

Mailing Address: 267 Oyster Shell Cove
Bethany Beach DE 19930

Applicants Signature: William H. Colwill



Town of Clayton
Zoning Department
 405 Riverside Drive
 Clayton, NY 13624

Telephone: (315) 686-3512 X 28 Fax (315) 686-2651

APPLICATION FOR ZONING PERMIT

PERMIT#: T-008-26	Tax Map #: 12.20-2-21	Property Address: 17175 Blanchard Ln E Clayton, New York 13624
-------------------	-----------------------	---

APPLICANT NAME: Karen Colwill TELEPHONE NUMBER:

STATUS: **Denied**

LOCATED ON: North

SIZE OF LOT: TBD

COPY

OTHER BUILDINGS ON SAME LOT: House and 2 sheds

IS PROPOSED TO ERECT: Locate a 10' x 14' storage shed

BUILDING TO BE USED AS: Shed PROPOSED SIZE OF BUILDING: 10' x 14'

TOTAL FLOOR SPACE EXCLUSIVE OF GARAGES, PORCHES & ATTICS: 140 sqft

SQ.FT. FURTHER DESCRIPTION OF PROPOSED ACTIVITY:

PROPOSED COST: \$.00

ESTIMATED DATE CONSTRUCTION TO BEGIN: March

IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? Yes

IN CONSIDERATION OF THE GRANTING OF THIS PERMIT I AGREE TO ABIDE BY ALL BUILDING, ZONING & HEALTH ORDINANCES AND OTHER RULES AND REGULATIONS OF THE TOWN, AND NOT TO MAKE ANY CHANGES WITHOUT NOTIFYING THE TOWN CLERK. I ALSO DO HEREBY AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

 Owners's Signature

 Owner's Address

 Date

 Agent's Signature

 Agent's Address

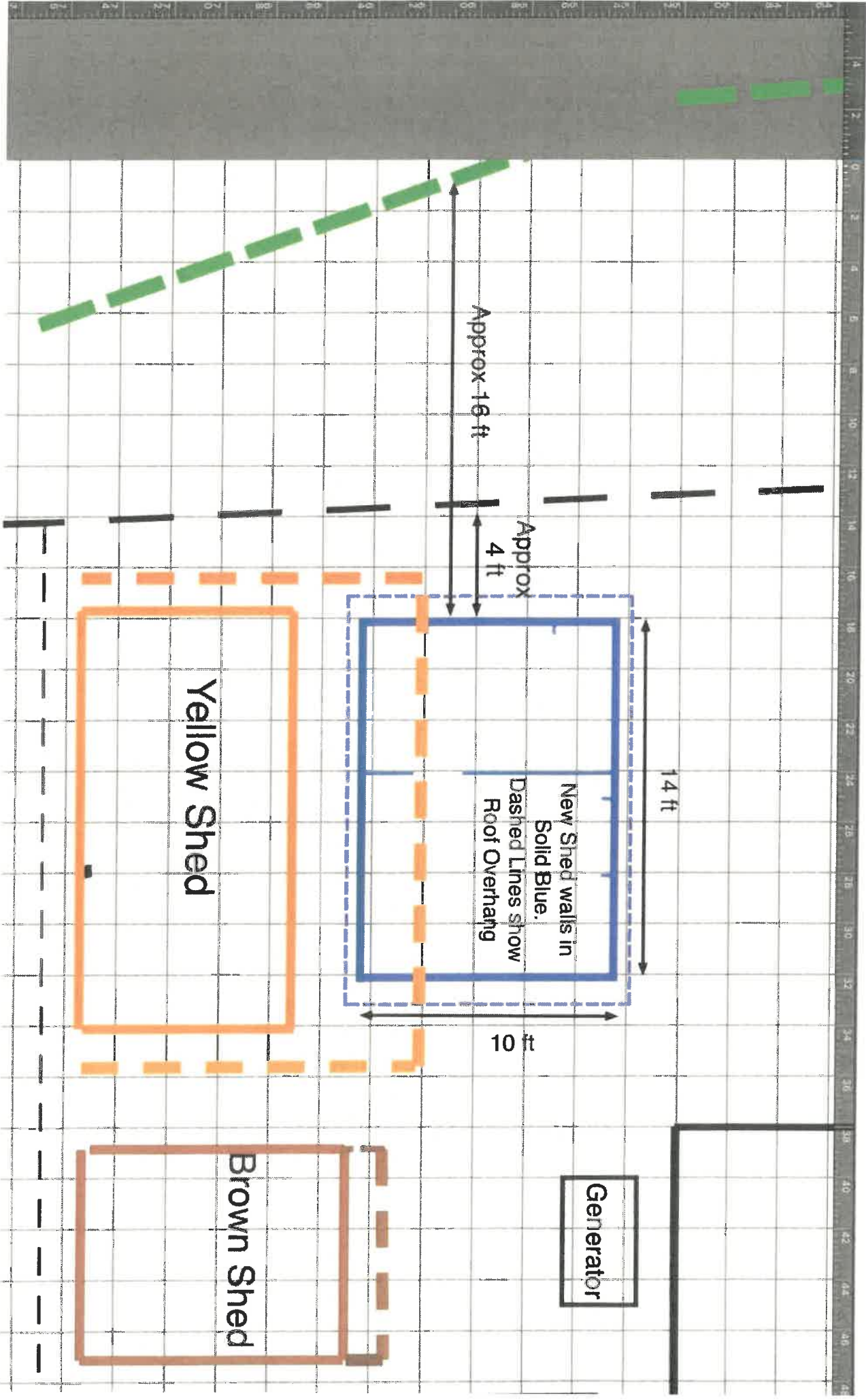
 Date

Permit Issued: 03/05/2026

Fee Paid: \$.00

 ZEO Signature

 Date



Approx 16 ft

Approx 4 ft

14 ft

10 ft

Yellow Shed

Brown Shed

Generator

New Shed walls in Solid Blue.
Dashed Lines show Roof Overhang

Permit Number

12.20-2-21

17175 Blanchard Lane East

CLAYTON NY 13624

USE TYPEWRITER OR BALLPOINT PEN (WRITE FIRMLY ON HARD SURFACE)

Tax Map Number

Road Name/ Property Address

Post Office

APPLICANT'S NAME William H. Colwell

TELEPHONE NUMBER (717) 870 5186

LOCATED ON NORTH EAST SOUTH WEST SIDE OF STREET
SIZE OF LOT: 90 FT. FRONTAGE X 122 FT. DEEP 10,980 SQ. FT.
OTHER BUILDINGS ON SAME LOT: House

IT IS PROPOSED TO: ERECT ALTER EXTEND LOCATE MOVE A FAMILY DWELLING
 PRIVATE GARAGE APARTMENT MOBILE HOME RECREATIONAL VEHICLE UTILITY BUILDING OTHER
BUILDING TO BE USED AS SHED. PROPOSED SIZE OF BUILDING 10 FT. WIDE X 14 FT LONG 9.5 FT HIGH PROPOSED
SQ. FT. FURTHER DESCRIPTION OF THE PROPOSED ACTIVITY EXPECT TO PURCHASE A PREFABRICATED SHED.

TOWN OF CLAYTON APPLICATION For ZONING PERMIT

PROPOSED COST \$ 18,000.00 ESTIMATED DATE CONSTRUCTION TO BEGIN MAY / JUNE 2026
IS PROPERTY LOCATED WITHIN FLOOD HAZARD AREA? YES NO

IN CONSIDERATION OF THE GRANTING OF THE PERMIT I AGREE TO ABIDE BY ALL BUILDING, ZONING & HEALTH ORDINANCES AND OTHER RULES AND REGULATIONS OF THE TOWN, AND NOT TO MAKE ANY CHANGES WITHOUT NOTIFYING THE TOWN CLERK, I ALSO DO HEARBY AFFIRM THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

TOWN USE ONLY
Permit Issued _____
Fee Paid _____
Authorized Official _____

William H. Colwell 267 Oyster Shell Cove February 23, 2026
Owners Signature Owners Address Date

Betheny Beach, DE 19930
Agents Address

Agents Signature

Date

Images



Perspective



Perspective Back



Side A



Side C

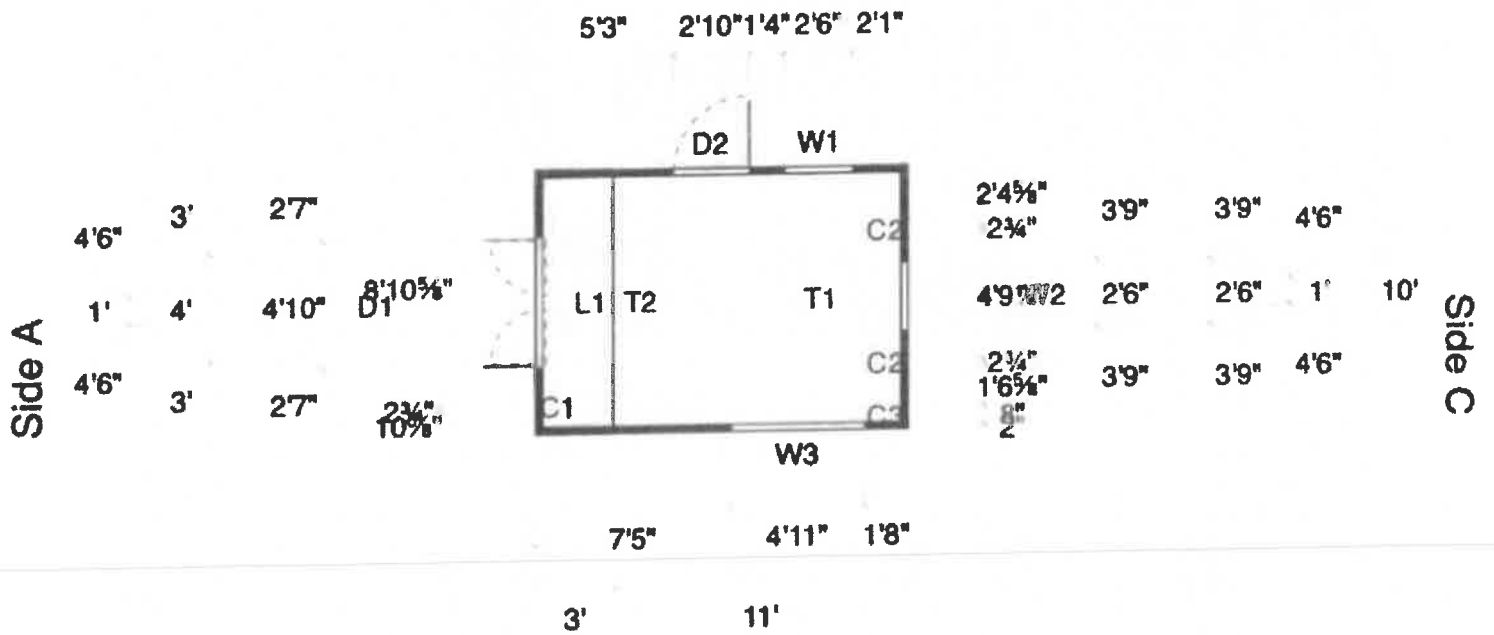


Side B

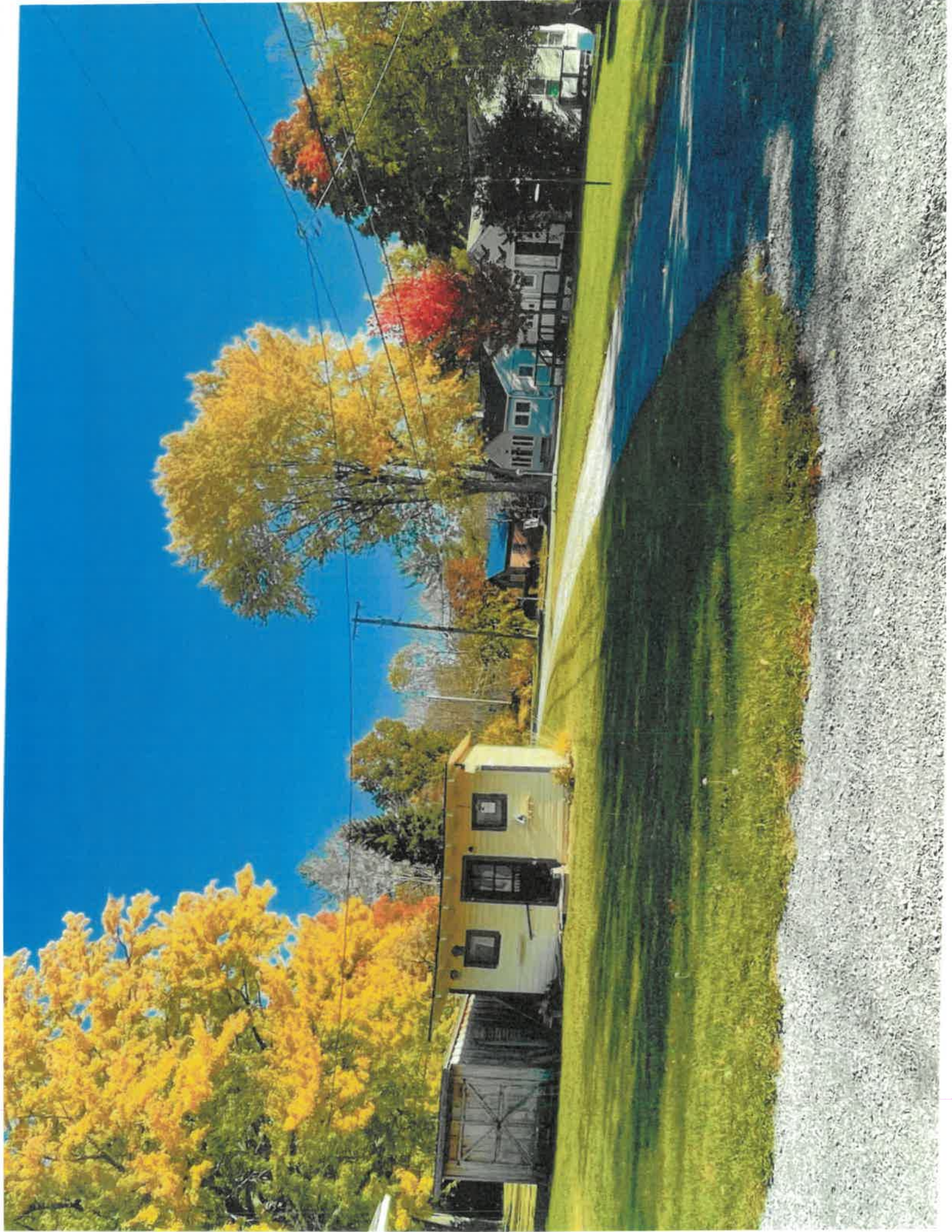


Side D

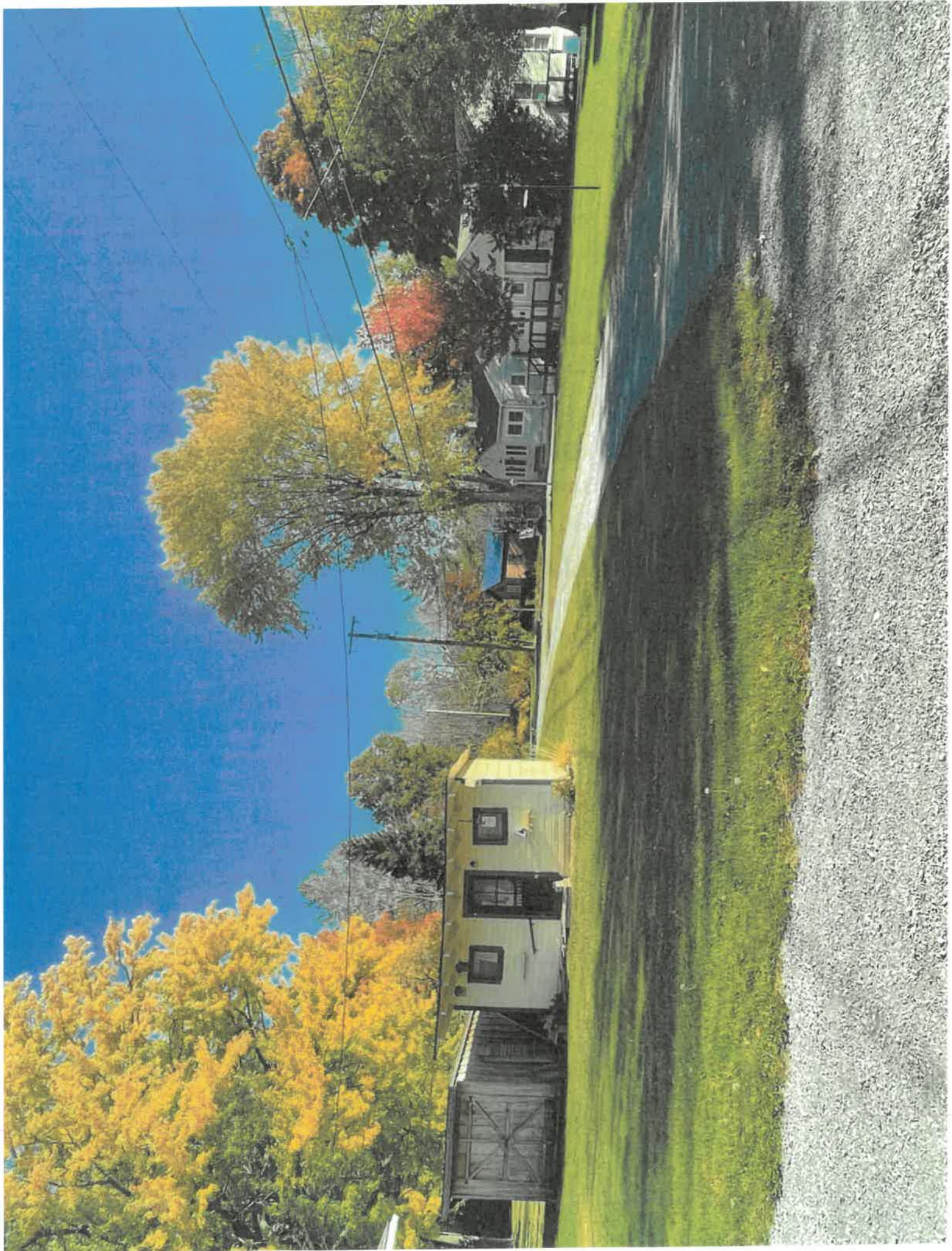
Side D











Tax# 12.20-2-21 Name: William H. Colwill
APPLICANT Address: 17175 Blanchard Lane East
Clayton NY 13624

NEARBY LANDOWNERS

Tax# 12.20-2-20 Name: Christopher N. Baldwin
Address: 700 Tabbs Road
Mexico NY 13114

Tax# 12.20-2-23 Name: Katherine McGowan
Address: 4224 Pisces Cir
Liverpool NY 13090

Tax# 12.20-2-45 Name: Paul R Brown
Address: 294 Berkley Drive
Montgomery TX 77356

Tax# 12.20-2-47 Name: Michael J. Mosier
Address: 52 School Street
Pittsburgh PA 15220

Tax# _____ Name: _____
Address: _____

Tax# _____ Name: _____
Address: _____

Tax# _____ Name: _____
Address: _____

Tax# _____ Name: _____
Address: _____