

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**PLANNING BOARD**  
**Special Meeting**  
**December 12, 2012**

The meeting opened at 3 p.m. with the following **members present**: Bud Baril, Larry Aubertine, Paul Heckmann, Ron Duford, Duane Hazelton, Brian Jones, Alternate John Neuffer (sitting in for Preston Lowe). Absent: Preston Lowe, Alternate John Kehoe, Alternate Doug Rogers.

**Others present**: Paul Neureuter (Krog Corporation), Andy Gow (engineering consultant for Krog), Dave Hart (Hart Hotels), Norma Zimmer (mayor of Clayton), Justin Taylor (town supervisor), Joe Russell (town attorney), Mike Bourcy (from Jefferson County Planning Board), Kristi Dippel (executive director CLDC), Henry LaClair (Zoning Enforcement Officer), Richard Ingerson (Code Enforcement Officer), Susan Kenney (recording clerk)

**Townspople Present**: Polly Baril, Dave Tulloch, Ann Aubertine, Dennis Weller, Twyla Webb, Pam McDowell, Kathy LaClair, Jae Lee

Chairman Baril made some opening remarks. He noted that while this is a public meeting, it is not a public hearing, therefore members of the public will not be allowed to comment at this time. The purpose of this meeting is a pre-application conference for Krog and Hart Hotels, to present their ideas for the hotel complex to be built at Frink Park. The only decision to be made will be for the Planning Board to declare lead agency in this process. Introductions were made of those around the table (Planning Board members and village/town/county officials). Then Paul Neureuter and Andy Gow introduced themselves. Mr. Neureuter went on to make the main presentation.

Mr. Neureuter showed a concept design of the site plan. There will be four components: hotel, townhouses, transient docks, boater services building. The hotel is planned to be 90,000 square feet, with 4 stories, 105 guest rooms, a pool, a ballroom/conference room that will hold 275 people, and various other amenities. The goal is to eventually get a four-diamond rating for the hotel. Also included in the overall concept are 10 to 15 townhouses, residential units envisioned as 2-story, each having a 900 square-foot footprint. There will also be a transient docking facility with two main piers and a 1200 square-foot boater services building; these are not specifically Krog's, but Krog will look to make them compatible in appearance with both the hotel and the Riverwalk. The parking lot on the grounds will have approximately 260-280 spaces with appropriate interior green spaces. There will be vehicular access to the docks and services building. Overall, the plans are designed to have the buildings pulled back somewhat from the Riverwalk to maintain a street view of the River. Krog is working to make the design welcoming to the community.

Various questions were asked. On the plan is a space marked "Future Development." There are no immediate plans for what will go there, but will make sure that the proper infrastructure is in place for whatever will be planned in the future. Krog will be sure to come back to the Board for

any future site plans. Concerning utilities, Krog is beginning to coordinate the necessary infrastructure, such as the village sewer system. Most likely the onsite pumping station will route hotel wastes to the plant, up through Franklin St., and not to the Riverside Dr. pumping station; the onsite pumping station will certainly not be on the River. Water service will probably be from Webb St.; the water main will be extended into the property to service all three components (hotel, townhouses, boater services building).

At this point the public will have access to all areas on the property, especially with the Riverwalk. As far as parking is concerned, the village will be looking in the future to coordinate its parking needs, particularly for large-scale events, with the hotel. Currently there is no planned screening between the parking lot and village residences on Webb St., but Krog is willing to look into it. The possibility of lower plantings, about the height of a car hood, was mentioned.

The rough draft of the application will be reviewed for possible suggestions on how Krog might improve it. A suggestion was made that in the SEQR, the Board might want to include the docks and service building; Attorney Russell noted that such an action could be done, but this would need to be included in the scope of the EAF (Environmental Assessment Form).

The floor plans were reviewed in some detail, with changes and reconfigurations pointed out. The exterior views were examined. Krog is still working on the design elements of the exterior to make it fit the Clayton image. It was noted that this site is in a high-wind area, so some plants will not work as well, so the designers will need to keep that in mind for landscaping purposes. As far as drainage is concerned, the hotel will sit approximately two feet higher than the Riverwalk (to make room for pipes, drainage, etc.). The parking lot will be draining into the River, so the designers will need to consult with the DEC.

The goal is to open the hotel for summer 2014; the residential units will probably be started later than the hotel, and may or may not open at the same time. There will probably be a separate public hearing for the townhouses; though the SEQR will be able to cover all components.

For lighting, the designers will want to make sure the Riverwalk and hotel lighting are compatible. In response to a question about lighting, Mr. Neureuter noted that the outdoor lights will probably be shrouded to keep the light from bleeding out of the parking lot; there will probably not be any bright lights on the River side, so as not to interfere with boating. There is a computer program from General Electric that will be able to show where the lights will shine.

At this point David Hart, president of Hart Hotels, was introduced, and he made a presentation of Hart Hotels in general. This Clayton hotel will be called the Clayton Harbor Hotel, and is the third Harbor Hotel to be erected by Hart, the other two being in Portland, ME, and Watkins Glen, NY. The Harbor Hotel in Watkins Glen is very similar to the one being planned for Clayton. The décor in the Clayton Harbor Hotel will focus on local nautical and River heritage. Mr. Hart also presented graphs of project cost breakdown, marketing development, etc. He said that there will be about 90 employees when the hotel is fully stabilized. He is looking to build business for the hotel even out of season, to have the facility open year-round and maintain the employees year-round. He stated that the staff and service are key to getting the four-diamond rating. His

