

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**PLANNING BOARD MINUTES**  
**FEBRUARY 4, 2010**

At 7:00 P.M., Chairman Bud Baril opened the regular meeting of the Joint Town / Village of Clayton Planning Board with the following members present:

Bud Baril, Larry Aubertine, Paul Heckmann, Ron Duford, Preston Lowe, Alternate Gail Richardson.

**Others present:** Zoning Enforcement Officer Henry LaClair, Assistant ZEO/Code Enforcement Officer Richard Ingerson, Recording Clerk Janet Sullins

**Townspople present:** Cindy Grant, Ken Knapp, Norma Zimmer

Chairman Bud Baril asked Alternate Gail Richardson to sit in for Board Member John Kehoe. He opened the meeting at 7:00 p.m. and asked for a motion to approve the minutes from the January 7 meeting. Preston Lowe noted that the clerk was remiss in adding his name to the list of board members present. **MOTION** made by Vice Chairman Larry Aubertine, 2<sup>nd</sup> by Board Member Lowe to accept the minutes as amended. Motion carried.

New business:

Chairman Baril handed out copies of the Village Sign Law and also excerpts of the Comprehensive Plan, that part which is the gist of it. He wishes for the Board to review it before the next meeting as it is 8 years old and needs updating, which should be done every 5 years. With new development occurring in the Riverwalk 3 District, it would aid in the rezoning of that district, and could even supercede it if necessary. And, with this being a census year, the up-to-date data would be of use when it comes to getting funding and for helping with the Frink redevelopment. A committee could be appointed to revamp the guidelines. Chairman Baril would like to start that process and include at least one Planning Board member on the Comprehensive Plan committee. As with the wind committee, the first meeting would be closed to establish the goals for the committee, then the remaining meetings would be open to the public.

At 7:12, **MOTION** made by Vice Chairman Aubertine, 2<sup>nd</sup> by Alternate Board Member Richardson to form the ad hoc committee on reworking the Comprehensive Plan. Motion carried.

At 7:15, Board Member Heckmann gave an update on the Frink redevelopment. Progress reports are available on both the town and the CLDC websites. It has been agreed upon that a mixed-use plan is preferable. Advertising had been placed in major newspapers, including the Wall Street Journal resulting in RFQs (Requests for Quotes) being received

back from five developers. Four of those developers have been selected for the next round: Requests for Proposals (RFPs) or the developers' ideas. The initial stage is for committee and legal review. They hope to be ready by the beginning of March of this year. The proposals would go before the CLDC board and also the Town and Village Boards and the Joint Planning Board, for Site Plan Review and/or Special Use Permits. Safeguards would be in place so as not to be taken advantage of by any developer once the land transaction has taken place. Board Member Heckmann handed out an updated list of design guidelines for Riverwalk C District, which, although not legally binding like the Zoning laws, in essence embellish them.

A discussion regarding ownership of a thoroughfare followed, regarding whether the Village would take ownership of the road once the developer has paid to have the infrastructure done.

Chairman Baril commended Board Members Aubertine and Heckmann on their work with the CLDC and Riverwalk work so far.

At 7:45, a discussion began of the Master Sign Plan for John Buker's revamped Mini-mart. As he wants more signage than is allowed by the Village's Sign Law, which currently allows a total of 16 square feet, at 8:00 **MOTION** was made by Board Member Lowe, 2<sup>nd</sup> by Board Member Heckmann to deny the plan and refer it to the ZBA. Motion carried. A letter will be drafted saying that it is believed the sign law needs to be addressed regarding the size of the signs Mr. Buker wishes to display on his building.

A request was made by Board Member Heckmann that, at a future meeting, a discussion be had concerning time limits for persons to complete jobs for which they have obtained permits.

At 8:05, **MOTION** made by Vice Chairman Aubertine, 2<sup>nd</sup> by Alternate Richardson to adjourn this regular meeting of the Planning Board. Motion carried.

Respectfully submitted,

Janet Sullins  
Recording Clerk