

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
December 6, 2012

The meeting was opened at 7:00 p.m. with the following **members present:** Chairman Bud Baril, Paul Heckmann, Duane Hazelton, Vice Chairman Larry Aubertine, Preston Lowe, Ron Duford, Brian Jones, Alternate Doug Rogers, Alternate John Neuffer. Absent: Alternate John Kehoe

Also present: ZEO Henry LaClair, CEO Richard Ingerson, Recording Clerk Susan Kenney

Townspople Present: Cindy Grant, Jim Kenney, David Timmerman, Ken Knapp, Kevin Forkey, Michelle Calhoun.

To preface the meeting, Chairman Baril showed off a Christmas card he had received from a Clayton business, which used the new train station pavilion for the photo. He commented that it shows that Clayton is making good changes, if a business would choose the pavilion over its own building for a Christmas card.

The Board reviewed the minutes from both the October and November meetings. The October minutes had a number of corrections to be made. **MOTION** was made by Larry Aubertine, 2nd by Ron Duford, to approve the October minutes as amended. Motion was carried. No corrections were made to the November minutes. **MOTION** was made by Duane Hazelton, 2nd by Paul Heckmann, to approve the November minutes. Motion was carried.

7:12 --- Town --- Kevin Forkey, 31560 NYS Route 12, Tax Map # 52.00-1-14.1, in the Agricultural-Rural Residential District. Request for Special Use Permit to site a boat storage and wrapping facility on his property.

Board Member Brian Jones noted that he would be abstaining from the vote since he was the engineer/designer for Mr. Forkey's project. A letter was read from the Jefferson County Planning Board, saying that there were no significant county issues in the project, but recommending that the Town/Village Planning Board look into the possible removal of the old manure lagoon, and having more details shown on the map. In response, Mr. Forkey noted that the old manure lagoon was mostly drained and not an issue. There is no real need for landscaping.

The public hearing was opened at 7:17. Brian Jones did the presenting. The project has been slightly revised to eventually add enclosed wings on either side of the new building. This would probably handle an additional 25 boats. There is no additional lighting called for in the project, since there is no power to the building at this time. Mr. Forkey may eventually add solar panels, at which time he would have to run power to the building.

In response to a question as to how far away the building would be from the old barn once the wings were added, Mr. Jones said it would be about 40 feet. Concerning the old manure lagoon,

it has been mostly drained and has at most 3 feet of depth, and it is not in an area where customers would normally be. It was brought out that if customers are around the old lagoon, Mr. Forkey will need to address the liability factor, but this is not in the Planning Board's domain.

ZEO LaClair brought out that special use permits expire after 18 months, so if the project is not started by then, Mr. Forkey will need to come back in. This could be included as a condition for approving the application.

Chairman Baril did the SEQR. At 7:30 **MOTION** was made by Larry Aubertine, 2nd by Paul Heckmann, to declare this a negative declaration. Motion was carried. **MOTION** was made by Larry Aubertine, 2nd by Preston Lowe, to close the public hearing. Motion was carried.

At 7:31 **MOTION** was made by Ron Duford, 2nd by Paul Heckmann, to approve the application with the condition that the project be started within 18 months of the time of approval.

Aye: Baril, Aubertine, Heckmann, Lowe, Duford, Hazelton

Nay: none

Abstain: Jones

Absent: none

7:32 --- Town --- Nancy Bond, 12311 House Road, Tax Map # 30.00-3-30.1, in the Agricultural-Rural Residential District. Considering a 4-lot minor subdivision.

Mr. Timmerman is the agent representing the family. It was noted that this is a minor subdivision, but not a simple minor subdivision, so there is no generic SEQR on file, therefore a public hearing is necessary.

At 7:36 the public hearing was opened, with Mr. Timmerman presenting. There were no public comments received on this application before the meeting, but a neighbor who was present at the meeting asserted that he thought it a great project. The DEC did call, with concerns about the water in the back, but was assured that the water would not be affected, and that there is plenty of room on each lot for septic, wells, etc.

Chairman Baril went through SEQR. At 7:40 **MOTION** was made by Duane Hazelton, 2nd by Larry Aubertine, to declare this a negative declaration. Motion was carried. **MOTION** was made by Ron Duford, 2nd by Brian Jones, to close the public hearing. Motion was carried.

MOTION was made by Duane Hazelton, 2nd by Preston Lowe, to approve the application as submitted.

Aye: Baril, Aubertine, Heckmann, Lowe, Duford, Hazelton, Jones

Nay: none

Abstain: none

Absent: none

7:41 --- Concerning the Yerdon application.

Chairman Baril had written a letter to Mr. Yerdon stating that if not all the information needed was handed in at least 10 days prior to this meeting, this would be considered a withdrawal of the

At 8:30 **MOTION** was made by Preston Lowe, 2nd by Ron Duford, to adjourn the meeting.
Motion was carried.

*Respectfully Submitted,
Susan Kenney, Recording Clerk*