

**APPROVED  
JOINT TOWN / VILLAGE OF CLAYTON  
PLANNING BOARD MINUTES  
May 3, 2012**

Chairman Bud Baril opened the regular meeting of the Joint Town / Village of Clayton Planning Board meeting at 7:01 pm with the following **members present:**

Chairman Bud Baril, Vice Chairman Larry Aubertine, Preston Lowe, Paul Heckmann, Duane Hazelton, Alternate John Neuffer (sitting in for Ron Duford), and Alternate John Kehoe (came in later). Absent were Ron Duford, Brian Jones, and Alternate Doug Rogers.

**Others Present:** Assistant ZEO / Code Enforcement Officer Richard Ingerson, Recording Clerk Susan Kenney

**Townpeople Present:** Toni Gibson, John Heaslip, Jim Kenney, Mike Aubertine, Jim Lettiere Jr., Roger Howard, Cindy Grant, Mike Ingerson, Matt Morgia

The minutes from the April meeting were reviewed and several corrections made. At 7:09, **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Paul Heckmann, to accept the minutes as amended. Motion was carried.

**7:10 --- Pre-Application Hearing for subdivision request by James Lettiere, Jr.**

Mr. Lettiere did the presenting. The family of Darryl Hayes is selling the property. Mr. Lettiere, whose lot borders the Hayes property, is looking to purchase a small piece behind his house, which he plans to make contiguous with his current lot. Other neighbors are planning to do the same. The purchasers would be responsible for all costs of the subdivision. There is currently an easement through the property in question, but it is owned by the purchasers. The subdivision would make these undersized lots more conforming. The purchasers would put into their deeds an improved radius for the corner turn in the easement.

The Board agreed that this is a simple minor subdivision, not a major subdivision. The purchasers will have it surveyed.

**7:23 --- Town --- Wayne and Lynn Abare, 31820 Miller Rd., LaFargeville, Tax Map #52.00-1-24.6, in the Agricultural-Rural Residential District. Simple Minor Subdivision.**

There is 200 ft. of road frontage in the front of the lot, but Lot #2 jigs over so it has less than 200 ft. in the back; this is okay.

**7:28 --- Town --- Michael Aubertine, 40164 NYS Rte. 12, Clayton, Tax Map #20.11-2-12.14, in the Agricultural-Rural Residential District. Pre-Application Hearing. Planning to set up a destination farm/distillery.**

Mr. Aubertine did the presenting. He and his partner plan to set up a small distillery to make whiskey, vodka, and eventually brandy, and plan to be open for tours. A subdivision is needed for

this project, and will be dealt with. Technically a site plan is not needed since this will be located in the AR district, but Mr. Aubertine came anyway. He and his business partner are hoping to start building by the end of July. They will have a shared driveway with the business located immediately next door, which fits the LWRP that hasn't been voted into town law yet. The driveway will be blacktopped. Bach will be putting in the road.

The first phase of the project is to put up a pole barn with plank siding, to house the main distillery. It would have passive solar for both heating and cooling, and a vented roof. They are aiming for a "farm" look; grain storage bins in front would add to that. There would be some landscaping in front to keep the rustic look. This first building would be 2500 sq. ft., and would be used for processing and tasting. A propane-fired boiler would provide heat for the distilling process, since biomass or hot water is not hot enough.

Plans call for a total of three possible buildings, with a total area of around 7500 sq. ft. This keeps the project under the 10,000 sq. ft. cut-off in the proposed LWRP; above that square footage the review process gets longer and more complicated. They are looking to make both wholesale and retail sales, with a big drive to accommodate tourists. The second phase would be a barreling warehouse, hopefully to be done within two years. All grain for distilling would be grown in Cape Vincent and delivered to the distillery by dump truck. All the mash left over from the distilling process will go back to the farm to be fed to the cows. They are looking at potentially employing two fulltime, two part-time the first year, four fulltime the second year, and up to six fulltime by the fifth year.

It was suggested that, in keeping with the farm look, they plant fruit trees in the back, which could also be used for eventually making brandy. The LWRP in this "Scenic Overlay District" calls for a 100-ft. green buffer from the edge of the road; since it is not yet being enforced, they are not obliged to conform to this, but were asked if they could possibly move the planned building back. Another suggestion was to grow at least some grains on the site, to use as a marketing device.

**MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton, to declare the Planning Board the lead agency. Motion was carried. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Paul Heckmann, to set the public hearing for June 7, at 7 p.m. or shortly thereafter. Motion was carried.

At 8:02 **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton, to adjourn the meeting. Motion was carried.

*Respectfully Submitted,  
Susan Kenney, Recording Clerk*