

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
March 1, 2012

Chairman Bud Baril opened the regular meeting of the Joint Town / Village of Clayton Planning Board meeting at 7:02 pm with the following members present:

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

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

Townpeople Present: Dave Heinrich, Chris Wendt, Paul Calhoun, Patty Calhoun, Shari Scott, Cindy Grant, Tom Bogenschutz Jr., Rob Campany, Jerry Ingerson, Augustus Potter, James Kenney

The minutes from the February meeting were reviewed. Minor corrections were made. At 7:04 MOTION was made by Ron Duford, 2nd by John Neuffer, to approve the minutes as amended. The motion was carried.

A reminder was given of the upcoming local government conference at JCC on March 29th, and to bring the confirmation card received in the mail.

7:06 --- Town --- Granite Springs, LLC, between 38054 and 38068 NYS Rte. 12E, Clayton, Tax Map #19.20-1-66, in the Agricultural-Rural Residential District. Request for a site plan review to use the property for a self-storage facility.

Dave Heinrich, president of Granite Springs, did the presenting. There has been a change to the application since the pre-application hearing: plans have been added for a projected boat-storage facility, a roofed-in pole barn with open sides, located toward the back of the property, out of view. Granite Springs will be putting up trees as buffers between the lot and the two houses on either side of the driveway leading in to the lot.

The county has the revised plans but has not yet gotten back to the Board. It was noted that plot plans don't have to be stamped by an engineer, just done by an engineering firm. The county needs the plans drawn to scale.

The question was raised if there is any intent to re-open the gravel pit on the lot. Mr. Heinrich said there was not.

One set of neighbors, the Calhouns, were in attendance and wanted clarification on whether both the boat storage and the self-storage were considered small commercial enterprises. It was noted

that the boat storage would be a special usage, and the self-storage would be a small commercial enterprise. The Calhouns stated that they were okay with these two uses, but would NOT be all right with any mining done. They also wanted to know if the boats would be draining their bilges and oil on the site, which could be hazardous to local wells. They asked about the slopes on the lot, noting that currently trees along the edge of the pit have been falling: would the site be properly graded?

The other neighbor, Mr. Bogenschutz, also in attendance, said that the very steep slopes of the pit have been a problem for a long time. He had questions about drainage on the lot. Mr. Heinrich answered that the DOT is looking at trenches for drainage.

Member Duford noted that a contour map of the entire area, not just the property in the application, would be very useful to identify drainage problems. Mr. Heinrich remarked that there is about a ten-foot difference from his property to the neighbors. The plot plan was drawn by engineers from Lockport, using spot elevations rather than the actual contours; the engineers had not actually seen the property.

The neighbors are concerned that the current water problems will not become any worse; they both prefer trees as buffers rather than fences. They are also concerned about the lighting at the facility and hours of operation. Chairman Baril said the Board usually asks for downcast lighting so it doesn't bother any neighbors.

The Board needs to know more about the drainage issues. ZEO LaClair said that DOT wants a trench back to the pit, plus a pick-up basin in the back. As for the driveway, Mr. Heinrich plans on starting with crushed stone, so water wouldn't be as much of a problem.

Chairman Baril said adjournment should be considered because the Board has not yet heard back from the county; Mr. Heinrich would not have to pay an extra fee for another hearing. He also strongly urged all members to go look over the site before the next meeting. The applicant will need to do the following: (1) indicate which way the water flows; (2) provide detailed contour maps; (3) specify lighting.

At 7:35 **MOTION** was made by Larry Aubertine, 2nd by John Neuffer, to adjourn the public hearing until April 5, at 7 pm or shortly thereafter.

Aye: Bud Baril, Larry Aubertine, Ron Duford, Preston Lowe, Alternate John Neuffer sitting in for Paul Heckmann, Alternate Doug Rogers sitting in for Duane Hazelton.

Nay: none Abstain: none Absent: Paul Heckmann, Duane Hazelton, Brian Jones

7:39 --- Village --- Pre-application hearing for Shari Scott. Looking to put a bed and breakfast in the back of her house.

Shari Scott did the presenting. She is looking to put a bed and breakfast in the back of her house, using approximately 500 sq. ft. for only one bedroom. There are two parking spaces available at the back of the house, which is sufficient for one room. It is a single family dwelling.

A question was asked about any village restrictions on a bed and breakfast business. Another question was asked about signage: only 4 or 6 sq. ft. is allowed, and a sign permit is needed as well.

In answer to the applicant's question, it was noted that letters will be sent out to all neighbors and a sign will be put up about the hearing about 10 days prior.

7:47 --- Village --- Pre-application hearing for Clayton Fire Department, concerning a proposed helipad on Graves St.

Rob Company did the presenting. The Clayton FD has secured a grant to plan or design a helipad, to be used as a staging site for transporting accident victims, etc., to Syracuse. Right now the closest such is in Adams Center or Brownville. This could also be used by National Grid, the Border Patrol, etc., for other emergency or municipal uses. This would not be a commercial helipad. It will be on FAA charts. It would cover about 60 sq. ft. of asphalt, with a wind sock and signal lights, plus a low fence or barrier to keep cars from parking on it. As a secondary purpose, TIERS might be able to use it for parking a medivac for a couple of days to train their personnel. No approval authority is needed from either FAA or DOT. Due to the prevailing wind direction, the approach path would generally be from the northwest, coming in over the golf course on town property). The closest home is about 300 ft. from the site.

The only concerns would be (1) noise levels and (2) the anticipated frequency of flights. The flights would probably not be very frequent. A grant is currently being written to cover at least some of the building materials. The site is in the Business District, which allows community or governmental facilities; the helipad would be considered a governmental facility. Village zoning doesn't require going back with changed site plans. This application does not have to go to Jefferson County.

The Planning Board will be doing a site plan for this. According to the town attorney, this will be an unlisted action, so the Board can do the short-form SEQR. The Board will need to make sure the SEQR process is done to cover all bases, though it is not strictly necessary.

At 8:00, **MOTION** made by Doug Rogers, 2nd by Larry Aubertine, to declare the Planning Board the lead agency for the construction of a helipad on fire district property on Graves St.

Aye: Bud Baril, Larry Aubertine, Ron Duford, Preston Lowe, Alternate John Neuffer sitting in for Paul Heckmann, Alternate Doug Rogers sitting in for Duane Hazelton.

Nay: none Abstain: none Absent: Paul Heckmann, Duane Hazelton, Brian Jones

At 8:01, **MOTION** made by Preston Lowe, 2nd by Larry Aubertine, to set the public hearing for April 5, at 7 pm or shortly thereafter.

Aye: Bud Baril, Larry Aubertine, Ron Duford, Preston Lowe, Alternate John Neuffer sitting in for Paul Heckmann, Alternate Doug Rogers sitting in for Duane Hazelton.

Nay: none Abstain: none Absent: Paul Heckmann, Duane Hazelton, Brian Jones

8:05 --- Village --- Pre-application hearing for Jerry Ingerson, in the Industrial District. Minor sub-division

Jerry Ingerson did the presenting. He plans to divide 80 acres into four lots, and roads and easements would be built to ensure that each lot had the proper road connection.

8:12 --- ???? --- Preliminary/ informational meeting for Augustus Potter. To begin a one-man furniture manufactory in his home.

Augustus Potter did the presenting. He plans to insulate and remodel his garage so that he can begin making Adirondack furniture there. It will all be inside, so there won't be any power cords outside. In answer to a question, he noted that he will construct the parts on site and store them there unassembled, so that they take up less space; he will sell them either assembled or unassembled. He already has some potential outlets to sell the furniture for him.

Chairman Baril stated that this must be a low-key operation to be considered a home occupation. Mr. Potter must make sure that his property is totally cleaned up before the next meeting. He needs to consider that everything done must be contained within the building, and also consider his hours of operation and what will best fit his neighbors as to lights and noise generated by his activities.

Signage for home occupations has gone down to 4 sq. ft., though sandwich boards have no such limitations on size; the sandwich boards, however, must be taken down at the end of the day.

8:25 --- ??????? --- Terry Jones. Adjustment of lot line on substandard lot.

Mr. Jones is looking to make a lot line adjustment to make his lot a bit bigger to fit a garage. Both lots are undersized, so this will also need a Zoning Board of Appeals variance. All the lots in the neighborhood are similarly skinny, so this would not be out of character in the neighborhood. ZEO LaClair noted that any lot line adjustment is a subdivision.

At 8:34, **MOTION** was made by Preston Lowe, 2nd by Ron Duford, to adjourn the meeting. The motion was carried.

Respectfully Submitted,
Susan Kenney, Recording Clerk