

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
APRIL 1, 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, Ron Duford, Preston Lowe, Twyla Webb and Alternates Duane Hazelton and Gail Richardson.

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

Townspople present: Cindy Grant, John Buker, Tom Grant, Vince Dee and Melissa Ringer

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 March 4. **MOTION** made by Vice Chairman Larry Aubertine, 2nd by Board Member Lowe to accept the minutes as written. Motion carried. (Board Members Paul Heckmann and Twyla Webb abstain for last month's absence)

Chairman Baril asked the Board to review a list of e-mail addresses to make sure they were included and correct.

7:15 ---Village --- JMB Foods, 650 James Street, Tax Map No. 20.46-3-35, in the Business District. Consider Master Sign Plan.

As the Zoning Board of Appeals has approved the signs on the newly constructed North Country Express Market, Mr. Buker needed Master Sign plan approval from the Planning Board for the rest of the signage on the property. In the Jefferson County Planning Board's letter regarding the matter, they were concerned about additional signs near the street, so all the signs will be reviewed to be sure they were allowed. Also, Mr. Buker had asked to allow for minor adjustments to the Site Plan and they needed Board approval. These are regarding the placement of a generator, propane tanks and dumpsters.

Motion made by Board Member Paul Heckmann, 2nd by Board Member Preston Lowe to approve minor site plan changes to include moving the dumpsters and propane tanks, with protective ballards once Chairman Baril has seen the redrawn plans.

Aye: Bud Baril, Larry Aubertine, Preston Lowe, Ron Duford, Twyla Webb, Gail Richardson

Nay: None

Abstain: None

Absent: John Kehoe

There was additional discussion regarding the signs: size limits, taste, grandfathering. The Zoning Board of Appeals approved the sign size variance; the Planning Board cannot change that. The Board wished to revisit the site and see the other signs in question and bring it back to the table at the next meeting to consider the Master Site Plan.

7:55 --- Village --- Vincent Dee/Melissa Ringer, 602/604 Riverside Drive, Tax Map No. 20.38-1-7, in the Riverwalk B District. To Place Walk-in Freezers on the Outside of the Building.

Melissa Ringer of Bella's Café approached the Board with a request to place walk-in freezers on the property. They would be outside but covered to make it look like the outside of the existing building. She also wished to make some other expansion changes for outside dining and relandscaping. There was discussion regarding funding from Main Street grants and about American Disabilities Act compliance. Vincent Dee said that she was in compliance already and that this should help her generate business. However, her site plan drawing was insufficient for the board to review so it was waived. She will apply for a permit for setbacks, which will be denied, then come back to the Planning Board at a future date with a more complete site plan.

At 8:10, **MOTION** made by Vice-Chairman Larry Aubertine, 2nd by Board Member Lowe to waive the Site Plan Review for an addition to the restaurant for a walk-in freezer. Motion carried.

Old Business:

There was discussion regarding the changes to the Local Law #1 of 2007. The board had been mailed/e-mailed copies of the draft. The Planning Board can take no more action on it. It has been sent to the Town Board and to the lawyers for drafting the new law. There will be a Public Hearing later in April. There was a short discussion about the language in the draft wind law, why certain items about WECS were not addressed. Chairman Baril said that was done intentionally but would be addressed in the future as the technology improved.

At 8:30, **MOTION** made by Chairman Baril, 2nd by Vice-Chairman Aubertine to adjourn this regular meeting of the Planning Board.

Respectfully submitted,

Janet Sullins
Recording Clerk