

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
APRIL 2, 2009

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, and alternate Duane Hazelton sitting in for John Kehoe

Absent: John Kehoe, John Eppolito, Preston Lowe and alternate Gail Richardson

Others present: Zoning Enforcement Officer Henry LaClair and Recording Clerk Janet Sullins

Townpeople present: Cindy Grant, Phillip Scott and Larry Hartmann

The minutes from the March 5, 2009 meeting could not be approved, as not enough board members attending that meeting are present tonight.

Discussion: Iberdrola Renewables (formerly PPM) has requested an extension of the year's extension that will expire in May of this year. Chairman Baril read in to the record a letter from them stating such. They gave no reason. Chairman Baril wants the Town's attorney, Joe Russell, to speak with Iberdrola's attorney as the recent wind committee's findings on possibly changing the Local Law may affect their application. Several Board Members expressed interest in having someone from Iberdrola come in to address the Board, as they have questions they would like to have answered.

Discussion: Zoning on NYS Rte 12 toward Alexandria Bay was brought up by Vice-Chairman Larry Aubertine. There is a parcel on the south side that has been for sale. Several years ago, there was talk of having a strip mall on the parcel. Vice-Chairman Aubertine said that the Town doesn't have specific zoning ordinances in place for applications of that type. Chairman Baril said that the LWRP encompasses that area and that they should be contacted about that. Vice-Chairman Aubertine said that he would contact Bill Grater, as there will be an LWRP overlay district. Chairman Baril described an overlay district.

Discussion: Vice-Chairman Aubertine has information proposing alternatives for keeping sick or elderly family members out of nursing homes, by offering savings for families to either put additions on their homes or by adding a mobile home to their property. Zoning variances could be granted for special circumstances. There was some discussion about allowing mobile homes, as septic would be needed, and this is supposed to be a temporary solution. Someone will contact the Clayton Improvement Association on this.

7:27 --- Town --- Verizon Wireless / Larry Hartmann, 32480 Old Town Springs Road, Chaumont, Tax Map No. 42.00-1-48.1 in the Agricultural Rural-Residential District. Reconvene Public Hearing for Special Use Permit to site an Unmanned Telecommunications Service Facility on a Portion of Vacant Land owned by Larry Hartmann

The Public Hearing was reconvened, but Verizon has not come back to the Board with their findings on archaeological site or habitat disruption. Motion made by Vice-Chairman Aubertine, 2nd by Board Member Ron Duford to adjourn the Public Hearing to May 7 at 7:15. Motion carried.

Discussion: Chairman Baril mentioned two upcoming land use workshops that Board Members may wish to attend.

Discussion: Chairman Baril has an e-mail from Supervisor Taylor asking if we should adopt the same standards as the Town of Leray has in their law about private roads meeting town standards. This would be in the event that the town would take over the roads at a future date. This could happen if there was enough assessed housing value as in a subdivision. Also brought up was school bus access on smaller roads especially if there was a handicapped child at one of the residences. Chairman Baril will talk to Highway Superintendent Bob Boulton to get his input. If he thinks it is pertinent, the Planning Board could make a recommendation to the Town Board to mandate the changes.

Discussion: There are a number of private landowners who are interested in having a small wind turbine on their property. Since the current wind law is being addressed now, perhaps there should be a local law for small wind turbines as well. Currently, smaller ones are not allowed outside the overlay district, but there are places outside of it where they would be appropriate. Chairman Baril proposes a small panel convene to have an open session on this matter. Board Member Paul Heckmann said that he has a sample law-making form that could be used as a template.

Discussion: Board Member Duford informed the Board that the Department of State has a website for on-line training.

At 8:00, Motion made by Vice-Chairman Aubertine, 2nd by Board Member Heckmann to adjourn this meeting. Motion carried.

Respectfully submitted,

Janet Sullins
Recording Clerk