

DRAFT
JOINT TOWN/VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
October 7, 2010

At 7:00PM Chairman Baril opened the regular meeting of the Joint Town /Village of Clayton Planning Board with the following board members present:

Bud Baril, Paul Heckmann, Ron Duford, John Kehoe, Twyla Webb, Alternate Duane Hazelton sitting in for Preston Lowe, Larry Aubertine (arrived at 7:30)

Others present: ZEO Henry LaClair, CEO Richard Ingerson and Recording Clerk Diane Clark

Townspople: Cindy Grant

The Minutes from September 2, 2010 were reviewed. Page 3, Paragraph 4 the word “silting” was changed to “siltation”. The minor correction was noted. **MOTION** made by John Kehoe, 2nd by Paul Heckmann to accept the amended minutes. Motion carried.

ZEO Henry LaClair handed out Talk of Towns, registration confirmation cards for LGC, Potsdam and a subdivision application for Donna Patchen to be considered at the November 4th meeting.

**7:05 – Town – Frontenac Islanders, Inc. Round Island, Tax Map # 20.07-1-23.11
2 lot simple minor subdivision in the Marine-Residential District.**

Chairman Baril noted there is a generic SEQR on file. The board discussed the fact that even with merging the 2 lots it would still be non-conforming but to a lesser degree. Board Member Ron Duford suggested that ideally more land should be obtained to make it conforming.

At 7:13 Chairman Baril asked for a motion to approve the subdivision as requested with the notation that it is still non-conforming but to a lesser degree. **MOTION** made by John Kehoe, 2nd by Paul Heckmann.

Aye: Bud Baril, John Kehoe, Duane Hazelton, Ron Duford, Twyla Webb, Paul Heckmann
Nay: None Absent: Larry Aubertine, Preston Lowe Abstain: None

7:15 – Town – Teresa Bearup (Ellen Stiefel, POA) 39943 RT 12, Tax Map # 20.11-2-12.1 in the A-R Residential District. 2 lot simple minor subdivision.

Chairman Baril noted there is a generic SEQR on file. The board discussed the possibility of more subdivisions and homes being built on this large parcel. Traffic issues could arise and talk of an access road to run parallel or perpendicular to Route 12 was mentioned.

Chairman Baril stated he believes this information is in the LWRP future planning. Ron Duford stated that the DOT has to provide an entrance but not put in a road. The cost and maintenance of the road would probably be the responsibility of the developer, not the Town. Chairman Baril said he will contact Martin Percy from DOT for his input. At 7:30 Chairman Baril asked for a motion to approve the subdivision as requested. **MOTION** made by Ron Duford, 2nd by Duane Hazelton.

Aye: Bud Baril, John Kehoe, Duane Hazelton, Ron Duford, Twyla Webb, Paul Heckmann
Nay: None Absent: Preston Lowe Abstain: Larry Aubertine

7:32 – Town – Cindy L. Helmer, 34059 Ellis Rd, Tax Map # 42.00-2-11.231, in the A-R Residential District. 2 lot simple minor subdivision.

The board reviewed the application. Chairman Baril stated there is a generic SEQR on file. At 7:35 Chairman Baril asked for a motion to approve the subdivision application as requested. **MOTION** made by John Kehoe, 2nd by Ron Duford.

Aye: Bud Baril, John Kehoe, Duane Hazelton, Ron Duford, Twyla Webb, Paul Heckmann, Larry Aubertine

Nay: None Absent: Preston Lowe Abstain: None

7:35 – Town – John Foresman, 15678 Co. Rt. 5, Tax Map # 31.15-1-3, in the A-R Residential District. 2 lot simple minor subdivision.

The board reviewed the application. Chairman Baril noted there is a generic SEQR on file. There were no letters, calls or townspeople present in opposition. At 7:40 Chairman Baril asked for a motion to approve the subdivision application as requested. **MOTION** made by John Kehoe, 2nd by Larry Aubertine.

Aye: Bud Baril, John Kehoe, Duane Hazelton, Ron Duford, Twyla Webb, Paul Heckmann, Larry Aubertine

Nay: None Absent: Preston Lowe Abstain: None

Other Business:

Chairman Baril handed out to the board an architectural rendering of a new building design for the former Golden Anchor property located on Riverside Dr. On November 4th Mr. Cumming the current property owner or a representative will give a presentation on their plans for the lot. Chairman Baril stated his understanding of the intent is to keep the same footprint but the building would be taller. The below street level space may occupy a micro brewery; the street level will be used as retail space and the 2nd and 3rd floors to be residential space. All levels will be ADA compliant. Board member Paul Heckmann asked that they bring floor plans, parking plan and dumpster location.

Chairman Baril stated he has been given a Waterfront Assessment Form to complete for a new dock that Bette Brubaker would like to have built on her waterfront property located at 952 State St. in the Marine District. The board discussed the house barge moored off her property. Larry Aubertine stated that from the LWRP point of view a new dock would conform because it is located in the Marine District, there are docks adjacent to the proposed site and there is an old crib in that location from a previous dock. He went on to say that as long as it doesn't restrict neighbors from usage of their own property and docking facility then it meets the existing LWRP guidelines. Several board members felt they didn't have enough information to make a decision. Chairman Baril suggested a small committee be formed to review special projects similar to this one. Ron Duford offered to spearhead the ad hoc committee. Further discussion will take place at the next Planning Board meeting. Chairman Baril asked for a motion, stating the project was in compliance with the LWRP. **MOTION** made by Larry Aubertine, 2nd by John Kehoe.

Aye: Bud Baril, John Kehoe, Duane Hazelton, Larry Aubertine

Nay: None Absent: Preston Lowe Abstain: Ron Duford, Twyla Webb, Paul Heckmann

Chairman Baril gave a Coastal Community Planning and Development Training handout to the board for review and discussion at the next Planning Board meeting. He noted it would be beneficial for the future growth and development of our community and will help with obtaining grants. He will contact the Town/Village Board, Museums, TI Land Trust, Save the River and others that may be interested in attending. The minimum number of participants is 25 with a maximum of 30.

At 8:35, with no further business to discuss, **MOTION** made by John Kehoe, 2nd by Larry Aubertine to adjourn this regular meeting. Motion carried.

Respectfully submitted,

Diane Clark
Recording Clerk