

**DRAFT**  
**JOINT TOWN/VILLAGE OF CLAYTON**  
**PLANNING BOARD MINUTES**  
**January 11, 2007**

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, Larry Aubertine, Preston Lowe, John Eppolito, Alternate Gail Richardson sitting in for Paul Heckmann, Alternate Phil Randazzo sitting in for John Kehoe.

**Others present included:** ZEO Henry LaClair and recorder Diane Clark

**Townpeople present:** Leslie Drake, Phyllis Garnsey, Alison Taylor, Shauna Sherboneau, Joyce Smith, Ray Smith, Sam LaMora, John Buker, Darrel Hayes, Brent Richardson, John O'Neill, Kelly Jadney, Heather Gill, Norma Zimmer, D. James Lewis, Sally Farmer, Barb Ierlan, Cheryl Gray, Bud Gray, Tom Augliano, Patrick Currier, Paul Nethers, Nancy Augliano, Jamie Sanchez, Bill Moore, Dan Murday, Bob Burke, Jenny Burke, Mike Aubertine

**Minutes** of December 14, 2006 were reviewed. Pg. 4 paragraph 2, sentenced was changed from "this land is designated nesting ground for Bald Eagles" to this land is near a habitat for Bald Eagles." **MOTION** was made by John Eppolito 2<sup>nd</sup> by Preston Lowe to approve the minutes as amended.

Aye: Baril, Lowe, Aubertine, Randazzo, Duford, Richardson

Nay: None

Abstain: None

Absent: Kehoe, Heckmann

**Other Business:** Chairman Baril mentioned there is a Local Government Conference sponsored by the NYS Tug Hill Commission on March 29, 2007 at Jefferson Community College. He reminded the board of the new legislative law that requires board members to complete several hours of formal training in order to be reappointed to the board and this conference would count as formal training. Those interested in attending should contact Recorder, Diane Clark.

Chairman Baril mentioned to the board that Alternate board member, Gail Richardson, would be chairing a committee to determine sign regulations in the village.

Chairman Baril thanked Larry Aubertine, Phil Randazzo and John Kehoe for all their hard work on the LWRP.

Chairman Baril mentioned the Town Board created a local law to establish a Wind Turbine District.

An application from PPM Energy to construct wind turbines within the designate wind district was received. Phil Randazzo made a **MOTION** to establish the Planning Board as lead agency, Preston Lowe 2<sup>nd</sup> the motion.

Aye: Baril, Lowe, Aubertine, Randazzo, Duford, Richardson  
Nay: None                      Abstain: None                      Absent: Kehoe, Heckmann

**Wind Turbine Project** - Chairman Baril suggested a workshop be set up to review the appropriate steps as lead agency for the Wind Turbine Project. **It was determined the workshop would be held on January 25, 2007 at 7PM at the Municipal Building on Mary St.**

Board member Ron Duford mentioned he had a conversation with the Regional Traffic Engineer of Watertown, Marty Percy, about looking at Clayton Village as an option for a port of entry for the upcoming wind turbine project. Ron will keep the board informed.

**Family Dollar Store** – Requested a site plan change to have their monument sign installed on the south side of the lot where cars would be less likely to hit it. Chairman Baril noted the new plan also shows room for plantings as the board had requested.

**MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Ron Duford to approve the change to the south side location and include the plantings indicated on the plans.

Aye: Baril, Lowe, Aubertine, Randazzo, Duford, Richardson  
Nay: None                      Abstain: None                      Absent: Kehoe, Heckmann

**7:25PM** – Chairman Baril opened the Public Hearing.

**Town - First Baptist Church – Intersection of Bartlett Point Rd and NYS 12E, Tax Map # 20.13-1-21 in the Marine-Residential District. Special Use Permit to erect a Church. Complete long form SEQR.**

Property abutter Phyllis Garnsey, addressed the board, Architect Patrick Currier and builder Paul Nethers with a number of questions. Her main concerns were septic drainage and leech field, outdoor lighting, outdoor speakers, a second access road, trees and shrubs, spring runoff, Sunday school. Patrick Currier and Paul Nethers addressed each question: Pending approval, the Church will tie into the sewer system otherwise they will have their own septic. There will not be outdoor speakers, the only access will be from Bartlett Point Rd. The light poles in the parking lot will be 30' tall with downcast lighting set on timers. The runoff will go into existing catch basins and a containment basin will

be built behind the parking lot. All water will drain away from existing homes. One wing of the Church will house a Sunday school.

The Board completed the SEQR with the exception of Question 12 (pg 16 of 21 – Part 2 – Project impacts and their magnitude) concerning Archeological impact.

**MOTION** was made by Preston Lowe, 2<sup>nd</sup> by Larry Aubertine to close the Public Hearing at 8:15PM. Motion carried.

Chairman Baril read a letter from Jefferson County Planning Board stating the project is of local concern only but added some advisory comments.

Chairman Baril read a letter from the NYS Office of Parks, Recreation and Historic Preservation stating there is an archeological site in or adjacent to the project area and a Phase I survey should be conducted.

The board determined no further action could be taken at this time to complete the SEQR and postponed completion of the SEQR until the necessary information is obtained.

**8:20PM – Village – Islander Marina – 500 Theresa St. Tax Map # 20.46-2-1 in the Marine Development District. Public Hearing for St. Laurent Hotel. SPR to add suites to existing site plan approval.**

A new application was submitted separating the existing Islander Marina Motel property from the proposed Hotel property.

The board completed the SEQR short form. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Phil Randazzo to consider this a negative declaration, an unlisted Action under the SEQR Law.

Aye: Baril, Lowe, Aubertine, Randazzo, Duford, Richardson

Nay: None

Abstain: None

Absent: Kehoe, Heckmann

Being no questions or comments from the Townspeople or the board the Public Hearing was closed at 8:25PM.

**8:35PM - Village – Islander Marina – 500 Theresa St. Tax Map # 20.46-2-1 in the Marine Development District. Public Hearing for St. Laurent Hotel. Site Plan Review to erect hotel. Complete SEQR long form.**

Chairman Baril asked Mr. Aubertine about the parking issues. Architect, Michael Aubertine stated additional parking would be available at the lot across the street from French Bay allowing for a total of 86 parking spaces for the hotel. Mr. Aubertine stated

he spoke with the Fire and Rescue and they are in favor of the project and didn't feel it would have a major impact on their services. He stated they will provide a letter stating such if necessary.

Chairman Baril read a letter from Robert Campany, P.E. (Bernier Carr and Associates) to Mayor Dale Kenyon. Stating in summary, that in his opinion, the Riverside Drive pump station has the capacity to handle the flow from the hotel.

Board member Ron Duford sought out the advice of Brian Fenlan, Region 6 Administrator of permits from DEC, Ann Rice, Sanitary Engineer for DEC and Steve Bottsford, Field Technician, for their opinion on the interpretation of some of the SEQR questions. He stated they approved the method in which we were completing it.

The Board completed the SEQR long form with the exception of Question 12 (pg 16 of 21 – Part 2 – Project impacts and their magnitude) concerning Archeological impact. Mr. Aubertine said he hoped to have it answered by the February Planning Board meeting.

**MOTION** was made by Gail Richardson, 2<sup>nd</sup> by Larry Aubertine to adjourn this hearing until February 8, 2007 at 7:15PM.

Aye: Baril, Lowe, Aubertine, Randazzo, Duford, Richardson  
Nay: None                      Abstain: None                      Absent: Kehoe, Heckmann

**9:30PM – Village – Jamie Sanchez – 607 Merrick St. Tax Map # 20.47-2-19 in the Neighborhood-Residential District. Pre-application SUP for home occupation. Set Public Hearing.**

Ms. Sanchez described her plans for her in home business of scrapbooking. Vice Chairman, Larry Aubertine asked if she planned to display any items pertaining to her business outside her home. Ms. Sanchez indicated she had no plans to do so. VC Aubertine stated it is village law that no items pertaining to a home occupation can be displayed outside. Ms. Sanchez said she understood and would only have a small four sq. ft. sign advertising her business.

**MOTION** was made by John Eppolito, 2<sup>nd</sup> by Larry Aubertine to set a Public Hearing for February 8, 2007 at 7:15PM or soon after.

Aye: Baril, Lowe, Aubertine, Randazzo, Duford, Richardson  
Nay: None                      Abstain: None                      Absent: Kehoe, Heckmann

**9:40PM – Town- Hurley – 40998 Smithering Heights Rd. Tax Map # 12.20-1-69.2 in the Marine-Residential District. Consider subdivision application.**

The board reviewed the application. It was noted that the right of way should be included in the deed.

**MOTION** was made by John Eppolito, 2<sup>nd</sup> by Gail Richardson to approve this application with the above noted contingency.

Aye: Baril, Lowe, Aubertine, Randazzo, Duford, Richardson  
Nay: None                      Abstain: None                      Absent: Kehoe, Heckmann

Being no further business to discuss, **MOTION** was made by Gail Richardson, 2<sup>nd</sup> by Phil Randazzo to adjourn this meeting at 9:45PM.

Aye: Baril, Lowe, Aubertine, Randazzo, Duford, Richardson  
Nay: None                      Abstain: None                      Absent: Kehoe, Heckmann

Respectfully submitted,

Diane Clark  
Recorder