

**APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
FEBRUARY 8, 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: Chairman Bud Baril, Preston Lowe, Ron Duford, John Eppolito. Alternate Phil Randazzo sitting in for John Kehoe and alternate Gail Richardson sitting in for Paul Heckmann.

Others included: ZEO Henry LaClair and Recorder Diane Clark

Townsppeople included: Colin Kehoe, Tong Zhang, Shauna Sherboneau, John Buker, John LaRue, Lisa LaRue, Kathleen Marceau, Bud Gray, Cheryl Gray, Jamie Sanchez, Patricia Waldrop, Lisa Johnson, Pete Ledoux, Pat Ledoux, Norma Zimmer, Mike Aubertine, Zheng Shang Hua, Chen Xue Mei

Chairman Baril mentioned to the board that there are two workshops coming up. Gail Richardson and John Eppolito indicated they would like to attend the March 29th workshop and Preston Lowe, Ron Duford, Gail Richardson and Chairman Baril indicated they would like to attend the Feb 21st workshop at JCC.

Minutes from the Planning Board Workshop of **January 4, 2007** were reviewed. On page 2 the second to last paragraph, the word “most” was added to the sentence. The sentence should read: “However, Chairman Baril pointed out that he measured the existing docks at the neighboring marina and the Town Dock and most are ten feet wide.” On page 3, 3rd paragraph –the words “no where” were deleted and replaced with the word “not”. The sentence should read: Village Trustee, Joe Orobona stated that engineers, Bernier & Carr said the plant was not near capacity.

Being no further changes, **MOTION** was made by Preston Lowe, 2nd by John Eppolito to approve the amended minutes.

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

Nay: None

Abstain: None

Absent: Kehoe, Heckmann, Aubertine

Minutes from the Planning Board meeting from **January 11, 2007** were reviewed. It was noted that John Eppolito had been inadvertently omitted from the voting responses throughout the meeting minutes. Page 2, 1st paragraph, word change from “mentioned” to “reported”. “Chairman Baril reported the Town board created a local law to establish a wind turbine district.” Page 3, paragraph 2 should read pg 10 of 21. Page 4 paragraph 4 should read pg 10 of 21)

Being no further changes, **MOTION** was made by Preston Lowe, 2nd by Gail Richardson to approve the amended minutes.

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

Minutes from **January 25, 2007** workshop were reviewed. **MOTION** was made by John Eppolito, 2nd by Gail Richardson to approve the minutes as written.

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

Chairman Baril read a letter from Tim Pacific of the Village Board responding to the Planning Boards request for an increase in funding in the 2007 budget. In summary, it stated that the good work of the planning board members and their additional time spent on planning board issues is noted and is greatly appreciated and would be taken into consideration in the budget planning.

7:20PM – Village – Jamie Sanchez 607 Merrick St. Tax Map # 20.47-2-19 in the Neighborhood-Residential district. SUP to site a home occupation B. Retail. Complete SEQR short form part II. The board completed the short form SEQR.

MOTION was made by Preston Lowe, 2nd by Phil Randazzo to consider this a negative declaration, an unlisted Action under the SEQR Law.

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

7:25- Open Public Hearing- Ms Sanchez described her scrapbook business to the board and townspeople. ZEO LaClair stated he had a letter of concern from Mrs. Virginia Purcell and a phone call from Mr. William Tiner both in regards to parking and traffic. Ms. Sanchez stated that her driveway can accommodate up to 6 vehicles and she didn't anticipate there would be any more than that at any time.

MOTION was made by Preston Lowe, 2nd by John Eppolito to close the Public Hearing at 7:40PM. **MOTION** carried.

Being no further questions or comments, **MOTION** was made by Phil Randazzo, 2nd by Preston Lowe to accept this application as presented.

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

7:45 – Town – First Baptist Church 1000 Islands, Tax Map # 20.113-1-21 in the Marine-Residential District. Revisit SEQR, consider approval of SUP request.

The board reviewed the application and a report submitted by Laurie W. Rush, PH.D., RPA consulting Archeologist on the project. Mike Aubertine architect for the project indicated he had not heard back from SHIPPO. The board discussed the importance of waiting for the findings before proceeding with the project. Also noted was the reduction of the height of the outdoor lighting from 30' to 20'. The board felt that all concerns had been addressed.

MOTION was made by Phil Randazzo, 2nd by Gail Richardson to approve the application contingent upon SHIPPO stating a negative impact.

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

Nay: None

Abstain: None

Absent: Kehoe, Heckmann, Aubertine

8:05PM – Village – Islander Marina 500 Theresa St. Tax Map #20.46-2-1,3 & 4 in the Marine Development District. SPR to add additional suites to existing Lodge.

The board noted there is a SEQR on file and a letter of approval for setbacks from the ZBA. Being no further questions or comments from the board, **MOTION** was made by Gail Richards, 2nd by John Eppolito to approve the application as presented.

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

Nay: None

Abstain: None

Absent: Kehoe, Heckmann, Aubertine

8:15PM – Village Hotel St. Laurents. 500 Theresa St. Tax Map# 20.46-2-1, 3 & 4 in the Marine Development District. Reconvene Public Hearing, SPR to complete SEQR long form. Consider approval of the SPR.

Mike Aubertine, architect for the project indicated he had not yet received a response from SHIPPO. **MOTION** was made by Preston Lowe, 2nd by John Eppolito to adjourn the Public Hearing to March 8, 2007 at 7:15PM or soon after.

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

Nay: None

Abstain: None

Absent: Kehoe, Heckmann, Aubertine

Mr. Aubertine asked the Planning Board for a letter of support for the proposed dock width and gas pump location stating that it meets the criteria of the LWRP. Chairman Baril stated he would draft a letter. Chairman Baril asked Mr. Aubertine to provide to the board letters from the people/businesses that have indicated the hotel may use their lots for overflow parking. Mr. Aubertine stated he would provide them at the next meeting.

8:30 – Village – Tong Zhang, Lucky Kitchen Chinese Restaurant, 950 James St. Tax Map # 20.63-1-9 in the Business District. Pre-application conference for SPR to site a restaurant in the Kleen-it center.

The board reviewed the application. Chairman Baril stated that neighboring business Fred's Quik Lube would like to see either a fence or a hedge row dividing the property to keep vehicles from parking and cutting through his parking area. Mr. Kehoe, agent for

Lucky Kitchen stated that they would comply. Gail Richardson asked about their plans for signage. Mr. Kehoe stated they were going to have signs on the inside of the front window and would comply with the zoning laws. He stated they weren't planning on changing the façade of the building but will be painting and doing some landscaping. He noted that the restaurant will be mainly take-out food with just a few tables inside for dining. The board asked that he submit a plot plan showing the entrance/exit, employee and customer parking, dumpster location (and how it would be buffered), signage, color samples for exterior of building and a detailed landscaping plan. Mr. Kehoe stated he would comply.

MOTION was made by Preston Lowe, 2nd by Ron Duford to set a public hearing date and time for March 8, 2007 at 7:15PM.

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

Other Business: Board member Ron Duford submitted to the board an article from the PlannersWeb (Planning Commissioners Journal) in regards to Spot Zoning. Mr. Duford summarized the article and the board discussed the issue.

Chairman Baril asked the board to approve Bernier & Carr as the engineering consultants for the PPM Project. Phil Randazzo made the **MOTION**, John Eppolito 2nd the motion to approve the company.

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

Chairman Baril asked the board to approve Attorney Joseph Russell from Menter, Rudin & Trivelpiece P.C. as council for the PPM project. Ron Duford made the **MOTION**, Preston Lowe 2nd the motion to approve Mr. Russell as council.

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

9:10PM - Town – Paul Reff – 15299 County Rt 11, Depauville – Tax Map # 42.14-1-30 in the Hamlet. Consider subdivision application.

The board reviewed the application. There were no oral or written responses to this application. The board noted a generic SEQR was on file. **MOTION** was made by Phil Randazzo, 2nd by Preston Lowe to approve this application as submitted.

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

9:15PM – Town - Bonnie Morley – 36790 NYS Rte 12 – Tax Map # 31.10-1-15.1 in the Agricultural-Rural Residential District. Consider a subdivision application.

The board reviewed the application. The board noted a generic SEQR was on file. Being no other questions or comments, **MOTION** was made by Preston Lowe, 2nd by Phil Randazzo to approve this application as submitted.

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

Nay: None

Abstain: None

Absent: Kehoe, Heckmann, Aubertine

9:20PM – Town – C-Way Tour Way Inc. – Tax Map # 31.10-1-2.1 in the Agricultural-Rural Residential District. Consider subdivision application.

The board reviewed the application. The board noted a generic SEQR was on file. There were no letters or comments on file. **MOTION** was made by Phil Randazzo, 2nd by Gail Richardson to approve this application as submitted.

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

Nay: None

Abstain: None

Absent: Kehoe, Heckmann, Aubertine

ZEO LaClair handed out the following subdivision requests to review for the next board meeting: Steve Jones, Janice McPhail, and Dennis Parker.

Being no further business to discuss **MOTION** was made by Ron Duford, 2nd by Phil Randazzo to adjourn this regular meeting at 9:30PM

Respectfully submitted,

Diane Clark

Recorder