

Approved
JOINT TOWN/VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
August 9, 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, Paul Heckmann, Ron Duford, John Kehoe, Larry Aubertine, Gail Richardson sitting in for John Eppolito

Others present: Assistant ZEO Steve Dorr and recorder Diane Clark

Townspeople present: Dale Kenyon, Pauline Zach, Susan Farmer, Rick Gilbert, Sam Rivoli, Peter Rivoli, Tim Levine, Mike Aubertine, Rob Company, Augusta Withington, Al McMurtrie

Minutes from July 12, 2007 Planning Board meeting were reviewed. Two minor corrections were made. **MOTION** was made by Larry Aubertine, 2nd by John Kehoe to approve the amended minutes.

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

Minutes from July 26, 2007 Workshop were reviewed. Page 2, last paragraph was changed to: *The board recommended changes to the proposed Village Law. It was noted the Village will have to set the fees. ZEO LaClair will be asked to look at the permitting portion. The board commended Gail and the rest of the Sign Law committee for the great job they did putting this proposal together. The board noted it is obvious a lot of thought and hard work went into it.*

MOTION was made by Gail Richardson, 2nd by Paul Heckmann to approve the amended minutes.

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

Chairman Baril read Town Board of Clayton Resolution No 39 of 2007 to the Planning Board. The title of the resolution states, "A resolution opposing the renewal of Article X of the Public Service Law which would put in place a new State Permit streamline siting permit procedures for certain generation facilities and renewal of the law that expired December 31, 2002"

After review of the entire resolution, **MOTION** was made by John Kehoe, 2nd by Larry Aubertine to join the Town in their opposition of Article X of the Public Service Law.

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

7:15PM – Village Clayton Improvement Association – 909 Strawberry Lane – Tax Map# 20.55-1-54.7 & 54.8 in the Neighborhood Residential District. Update on Medical Facility project.

Rob Company and CIA Representative Susan Farmer addressed the board. Mr. Company stated they have amended the site plan. They have moved the building 9 feet forward making a 15' setback from Mr. Weaver's property line. They also extended the front 4 ft. to allow for more office space. In making these changes they lost 6 parking spaces. Ms. Farmer stated it wouldn't be an issue because they own the surrounding land and there are other places the Medical staff can park. The board reviewed the runoff and drainage around the building. Chairman Baril stated he walked the property with Cliff Gushlaw from Clayton DPW and Cliff was satisfied with the proposed grading and drainage. The board asked that CIA place plantings or some other type of screening around the propane tank and generator. They stated they would do so.

Being no further questions or comments from the board, **MOTION** was made by John Kehoe, 2nd by Gail Richardson to approve this amended Site Plan.

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

7:25PM – Village- Jeff Cohen – Rt 12 & Greenizen Rd. Tax Map# 31.06-1-9.2 in the Business District. Reconvene Public Hearing for SPR to site a Marina.

Mr. Cohen was not present and did not submit the information the board and ZEO requested at the last Planning Board meeting. **MOTION** was made by Larry Aubertine, 2nd by John Kehoe to adjourn this Public Hearing to Sept. 13, 2007 at 7:15PM.

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

7:30PM – Village – St. Laurent Hotel, 500 Theresa St. Tax Map # 20.46-2,3 & 4 in the Marine Development District. Pre-application conference. New application for revised site plan.

Islander Marina owner, Peter Rivoli, addressed the board. He stated they need to redo the subdivision of the property for Bank loan and investor purposes. The riverfront and parking area will be one parcel and the hotel footprint will be the other. They will remove the existing lodge and reposition the proposed Hotel. The side of the new building that has the turret will be on the corner of the property and will be a focal point when coming down Mary Street. Mr. Rivoli expects the marina portion of the project to be completed in the Spring of 2008 and the new hotel to open in April of 2009. They have reconfigured the first floor of the hotel by placing the pool outside and expanding the Restaurant and Spa. They have also added on a third floor. There will be 56 rooms instead of 48. Vehicle parking will be beside the hotel where the Remar Shipyard building currently stands. They will have a shuttle service for offsite parking when necessary. With the new layout there will be 55 parking spaces. A percentage of the seasonal boaters will have to park offsite. Mr. Rivoli said the hotel will be closed in January and February for the first two years then hopes to be busy enough to have it open year round. He introduced Tim Levine from the Olympia Company based in Portland, ME. and Architect, Mike Aubertine from

Aubertine & Currier. They showed the board new drawings of the project. Mr. Levine said the Olympia Company owns and operates 15 hotels in the North East Region. He stated this hotel will be a 4 Star Hotel and will draw people with higher incomes. He said a 33% occupancy will carry the debt. The Restaurant and Spa should draw people in the shoulder season. The board mentioned Mr. Rivoli would need to go back to the zoning board for a new height variance. The board thanked Mr. Rivoli for the presentation.

Other Business: Alternate Board member, Gail Richardson stated the changes the Planning Board recommended for the new sign law have been made. **MOTION** was made by John Kehoe, 2nd by Larry Aubertine to send forward the Sign Law to the Village Board for review and recommendation of adoption.

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

Due to another commitment, Alternate Gail Richardson excused herself from the rest of the meeting

8:05 – Town – Rick & Cynthia Gilbert – 11613 Co. Rte 9. Tax Map # 30.00-3-34 in the Agricultural-Rural Residential District. Simple Minor subdivision to be considered on 9/13/07.

The board reviewed the application and indicated they saw no problems with this subdivision. No action was taken at this meeting.

8:15PM – Town – Franklin Kirkland – Danenwald Rd. Tax Map # 31.10-1-23.1 in the R-1 & Agricultural-Rural Residential District. Consider a Simple Minor Subdivision.

The board reviewed the application. It was noted there is a Generic SEQR on file. **MOTION** was made by John Kehoe, 2nd by Paul Heckmann to approve the subdivision with the condition that lot #2 be joined to lot # 23.3 by deed.

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

8:20PM – Town – Alton & Shirley Gushlaw – 35572 NYS Rt. 12. Tax Map # 42.00-1-9.1 in the Agricultural-Rural Residential District. Consider a Simple Minor Subdivision.

The board reviewed the application. There were no phone calls or letters of opposition. **MOTION** made by Paul Heckmann, 2nd by Larry Aubertine to approve this application as submitted.

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

Old Business: Rezoning in Industrial District. The board discussed Village Zoning in the Franklin St. area. It was proposed that the Graphic Controls block become Marine Residential

and the rest of the neighborhood would be Neighborhood Residential. **MOTION** made by John Kehoe, 2nd by Ron Duford for Chairman Baril to send a letter to the Village Board recommending the above zoning change.

Aye: Baril, Duford, Heckmann, Aubertine, Kehoe

Nay: None

Abstain: None

Absent: Eppolito, Lowe

Board member Ron Duford said the Redevelopment Committee is looking at putting a 50' right of way with curbs and sidewalk through the Frink America property. It would be a continuation of Franklin St. through the property to Webb St. He will keep the board informed.

The board asked Chairman Baril if any action has been taken with the Lucky Kitchen violations. Chairman Baril stated he thought Joe Russell was sending a letter and he will follow up with ZEO LaClair. Ron Duford suggested that the State DOT be copied on the letter because of the entrance and curbing violations.

New Business: Chairman Baril suggested the board have a series of workshops to discuss issues related to the proposed windfarm. He handed out suggested topics of Health, Economics, Environmental, and Aesthetics. The board decided for the next workshop to spend one hour on Health and one hour on Economics. All board members were encouraged to gather as much information as they could to share at the workshop. The date and time of the **Workshop is September 27 at 7PM at the Municipal Building.**

Assistant ZEO Dorr gave each board member copies of comments from the Public on the windfarm to add to their binders. Chairman Baril reminded the board that anything dated after July 15 is not considered part of the official record unless it is from an interested or involved agency.

Being no further business to discuss, **MOTION** was made by Paul Heckmann, 2nd by Larry Aubertine to adjourn this meeting at 9:30PM. Motion carried.

Respectfully submitted,

Diane Clark
Recorder