

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
November 1, 2012

The meeting was opened at 7:03 p.m. with the following **members present:** Chairman Bud Baril, Paul Heckmann, Duane Hazelton, Vice Chairman Larry Aubertine, Preston Lowe, Alternate John Neuffer (sitting in for Ron Duford), Alternate John Kehoe (sitting in for Brian Jones). Absent: Ron Duford, Brian Jones, Alternate Doug Rogers

Also present: ZEO Henry LaClair, CEO Richard Ingerson, Recording Clerk Susan Kenney

Townsppeople Present: Jim Kenney, Kevin Forkey, Michelle Callie, Cindy Grant, Bill Grater

There were no public hearings for tonight. The Board will review the October minutes at the next meeting, along with the November minutes.

7:10 --- Town --- Kevin Forkey, pre-application hearing for a Special Use Permit to site a boat storage and wrapping facility on his property at 31560 NYS Route 12, Tax Map #52.00-1-14.1, in the Agricultural-Rural Residential District.

Mr. Forkey did the presenting. The structure under question has already been built and has been used for agricultural storage. He would like to use it for boat storage, as he has been using his barn. The new building almost totally conceals the old silo and the concrete pad where he would be doing the shrink-wrap process. Access would come around the back of the barn. It would not be a full-service facility, though he would occasionally drain and change oil. The question was raised about he would store toxic substances. He replied that under the current shrink-wrap process, no antifreeze remains.

The building requires a Special Use Permit because it was originally intended as a strictly agricultural building, and another person's boats can't be stored in such. He plans on no more than 35 boats in storage. There is about 60 feet between the end of the big barn and the new building, which is more than adequate.

The Board finds the application complete.

7:23 --- Town --- Judith J. Foster Residence Trust, 10503 Quebec Head Lane, Clayton, Tax Map #19.18-1-10, in the Marine-Residential District. Simple Minor Subdivision.

Bill Grater did the presenting. This used to be two lots which were assembled into one, and now the landowner wants to divide it again. Both proposed lots are of legal size. Both are on the river so technically don't need land access, but such is highly recommended. The current access will be extended.

A generic SEQR is on file. At 7:25, **MOTION** to approve the subdivision was made by Preston Lowe, 2nd by John Kehoe (sitting in for Brian Jones).

Aye: Baril, Aubertine, Heckmann, Lowe, Hazelton, Neuffer (sitting in for Duford), Kehoe (sitting in for Jones) Nay: none Abstain: none Absent: Duford, Jones

7:26 --- Town --- S. Gerald Ingerson, Trustee, 15739 County Route 3, Clayton, Tax Map # 20.15-1-1.1, in the Agricultural-Rural Residential District. Simple Minor Subdivision.

There is a generic SEQR on file. Lot 2 will be the one subdivided. At 7:27, **MOTION** to approve the subdivision was made by Larry Aubertine, 2nd by Duane Hazelton.

Aye: Baril, Aubertine, Heckmann, Lowe, Hazelton, Neuffer (sitting in for Duford), Kehoe (sitting in for Jones) Nay: none Abstain: none Absent: Duford, Jones

7:28 --- Chairman Baril read a stamped letter received from engineer Rob Campany concerning the old Marble Works building owned by Richard Alexander. The letter had been requested by a neighbor, Ms. Tory Jones, who has had several problems with drainage onto her property. Mr. Campany said in his letter that these proposed improvements will significantly reduce drainage: the addition of roof gutters, the addition of a new catch basin, and other refurbishments. It was asked if the village had checked the current catch basins to make sure they were working, and no one was aware of whether this had been done. It was felt that no more was owed to Ms. Jones, since she had just wanted to see a stamped letter from an engineer.

7:35 --- ZEO LaClair spoke to the Board concerning Jack Forkey, whose property is on NYS Route 12 just before Gunn's Corners. It is a licensed junk yard, with the junked cars stored in the back of the property. Mr. Forkey occasionally displays "muscle" cars near the road front, that are later sold, but under his current site plan, this is not allowed. ZEO LaClair asked the Board, if Mr. Forkey built a 6-foot fence to block off view of these "muscle" cars, would he need to come back to the Board for a site plan review? The consensus of the Board was that he would not need to come to the Board.

At 7:40 **MOTION** to adjourn the meeting was made by Larry Aubertine, 2nd by John Neuffer (sitting in for Ron Duford). Motion was carried.

*Respectfully submitted,
Susan Kenney, Recording Clerk*