

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
JANUARY 6, 2011

At 7:01 P.M., Chairman Bud Baril opened the regular meeting of the Joint Town / Village of Clayton Planning Board with the following members present:

Bud Baril, Larry Aubertine, Ron Duford, Preston Lowe, Paul Heckmann, and Alternate Duane Hazelton sitting in for John Kehoe. Absent: John Kehoe and Twyla Webb

Others present: ZEO Henry LaClair, Assistant ZEO/Code Enforcement Officer Richard Ingerson, Recording Clerk Kelly Hamlin

Townspeople: Gloria White, Phil Scott, Nancy Madsen, Cindy Grant, Karl Bach, Jenny Burke, Dan Murdie, Mary Yerdon, Mr. Matthews, Norma Zimmer, Jack Stopper, Jill Bach, Pam McDowell.

Welcome and Happy New Year from Chairman Baril. The Planning Board has a lot on its agenda coming up. The Joint Town and Village of Clayton Comprehensive Plan Survey from the Ad Hoc Committee has received approximately 200 responses. There has been great feedback and ideas. We are presently considering changing a MR district to a MD district. Presently working with the Main Street Grant recipients. Actively working on Boating Infrastructure Grant for Transient Dockage at Frink Park. Considering making a MD2 district which will have great potential for employment. Clayton was voted one of the top ten Small Towns in the US last year. This year we are one of the top eight.

Atlantic Wind, LLC has submitted an application for site plan review of wind energy facility, to construct a wind powered generating facility consisting of up to 50 wind turbines. Each turbine is anticipated to have a generating capacity of 2.0 megawatts, with total maximum capacity of 100 megawatts. There will be no open Forum on this application tonight. Jenny Burke speaking on behalf of Atlantic Wind LLC. A draft of Environmental Impact Statement has been done. Jenny Burke would like to bring it in the last week in January so board members will have it for their next meeting. Diane Enders from Environmental Design Research out of Syracuse will do a walk through with board members if needed. From the last filing, the scope has been reduced. The substation will be entirely in the Town of Clayton. The substation will be on Gary Parker's land. These wind meetings will be video and voice recorded. The public will have access to these tapes. Town of Clayton Attorney Joe Russell will be here on February 3, 2011 to review SEQR process and review the process for wind review. Please write down have any questions that you may have.

7:30PM Pre-application conference for Karl and Jill Bach. SPR application to site a Recreational Facility in the AR district.

The mini golf adventures will not be in excess of noise or light. The course will be in a contained (fenced) area with excess land surrounding it. The hours of operation will be from 10am-10pm. There will be future work on a driving range. The lighting for the driving range will be towards the back of the property. There will be a pavilion for parties. May have to add netting to curb the distance of the balls on the driving range. The waterfall for the mini golf area is self-contained water. Some discussion of clearing and drainage as far as the environmental impact goes.

Discussion of changing a portion of the MR district about one half mile east of the village of Clayton to MD2. As of now MD2 does not exist in zoning. Lanzione and Stiefel properties are the two properties being considered to make this MD2 district. Metal Craft a Canadian Company operating at RJ Marine is looking to expand. Metal Craft has asked Justin Taylor, Norma Zimmer and JCIDA to look for sites that have a waterfront parcel. They would need a manufacturing building 40 feet tall. The building would be built within a berm, as to not obstruct other properties. They are looking for a 15-20 year lease. They are looking for multi-use area on a waterfront site. Discussion of setting a future date for discussion. This is a time sensitive issue. The Town Board has asked the Planning Board to consider a definition for a MD2 district, and what the uses would be. The Board will keep Ellen Stiefel and John Lanzione update through this process. Both landowners are in favor of this project moving forward.

8:15PM –Town—Kehoe & Sons LLC, Kehoe Tract Road and Blind Bay Road, Tax Map No.12.20-2-40.112 in the Marine-Residential District. Application requesting subdivision of property.

An application for a three lot simple-minor subdivision has been submitted to the Joint Town/Village of Clayton Planning Board. Whereas the Town of Clayton Subdivision Regulations requires a 100 foot frontage and 30,000 square feet of property above the high water mark of 248.58 for each lot and whereas the application subdivision map supplied to the Joint Town/Village Planning Board meets all requirements of the subdivision regulations. There is a generic SEQR on file that meets requirements. Chairman Bud Baril asked for a motion to approve the resolution. **MOTION** by Larry Aubertine and seconded by Ron Duford.

Aye: Bud Baril, Larry Aubertine, Ron Duford, Preston Lowe, Paul Heckman, Duane Hazelton
Nay: none Abstain: none Absent: 2

8:20—Town-Christian Phinney,17949 County Route 181 Clayton, Tax Map No. 31.00-2-16 in the Agricultural-Rural Residential district.

An application for a two lot simple-minor subdivision has been submitted to the Joint Town/Village of Clayton Planning Board by Christian Phinney on his property. Whereas the Town of Clayton Subdivision Regulations requires 200 foot frontage and 40,000 square feet of property exclusive of the road right-of-way for each lot and whereas the application subdivision map supplied to the Joint Town/Village Planning Board meets all the requirements of the

Subdivision Regulations. A generic SEQR was on file. A MOTION to approve the foregoing resolution was made by Larry Aubertine and seconded by Preston Lowe.

Aye: Bud Baril, Larry Aubertine, Ronald Duford, Preston Lowe, Paul Heckman, Duane Hazelton.

Nay: none

Abstain: none

absent: 2

8:22PM –Town-Christopher Matthews, Round Island, Tax Map No. 20.07-1-45 in the Marine Residential District.

Application for approval of a Simple Minor Subdivision on his property located on Round Island. Part of the property is under water. According to the law high water mark is the lot line. Mr. Matthews will need to take a survey map to the ZBA to show how much property is above the high water mark and request a lot area variance. This will be adjourn until after ZBA makes a determination.

Old Business

1. Propose that Hugunin Street become one way street from James Street to John Street. This board has proposed this before. **MOTION** by Larry Aubertine and seconded by Preston Lowe to make Hugunin Street a one way street from James Street to John Street. All in favor. Motion carried.
2. Lori Durand owner of the Koffee Kove would like to have more sidewalk space in front of her business for outside seating. This would shorten parking spaces to 7'3". NYS DOT would place markings but that is all they will do. Discussion ensued as to whether to narrow the road to allow more space for sidewalk space. This discussion was tabled to a future meeting.
3. Back in Parking has been proposed. Need to spell out how many spaces there would be. There would be no more parking meters and there will be signs for two hour parking. Cars can be ticketed for longer parking. This discussion will be tabled to a future meeting.

New Business- The rental tire store in Depauville is an eyesore. Assistant ZEO/Code Enforcement Officer Richard Ingerson needs a complaint to inspect the property. Planning Board will fill out paperwork so Mr. Ingerson can inspect the property to make sure it is safe.

At 9:05pm a **MOTION** to adjourn was made by Larry Aubertine and seconded by Ron Duford. All in favor. Motion carried.