

**APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
SEPTEMBER 1, 2011**

At 7:02 Chairman Bud Baril opened the regular meeting of the Joint Town / Village of Clayton Planning Board with the following members present:

Chairman Bud Baril, Vice Chairman Larry Aubertine, Paul Heckmann, Twyla Webb, Duane Hazelton, Ron Duford, Preston Lowe, Alternate John Kehoe.

Others Present: Zoning Enforcement Officer Henry LaClair, Assistant ZEO / Code Enforcement Officer Richard Ingerson, Recording Clerk Susan Kenney

Townspeople Present: Jerry Gardner, Steve Albright, Cindy Grant, Kien Calhoun, Karen Keszler, Jim Kenney.

The minutes from the August meeting were reviewed. Two minor changes were required for clarification. At 7:03 **MOTION** was made by Member Paul Heckmann, 2nd by Vice Chairman Aubertine, to approve the minutes as amended. Motion carried.

7:04 --- Village --- Griff's Redemption, LLC, 728 James St., Clayton, Tax Map No. 20.55-1-17, in the Business District. Request to use building as bottle and can redemption center.

Mr. Russell Pope of Griff's was not available for presentation. Chairman Baril offered the following information: (1) Chairman Baril had not yet met with Mr. Alexander, the owner of the property on James St., to discuss with all interested parties his future plans for the property, since Mr. Alexander would not be available until after Labor Day. (2) Concerning a definition of a redemption center, there is no such definition in the current zoning law, so it is being sent to the Clayton Zoning Board of Appeals to be addressed at its next meeting on September 19. (3) As Chairman Baril looked at the village law on zoning, the site plan, and prohibited uses in a business district (village ordinance 132.69), and further looked at the definition in the ordinance of junkyard /salvage yard, it would seem that recyclable cans and bottles are NOT junk; the board generally errs in favor of an applicant.

Chairman Baril and ZEO Richard Ingerson had met with the DOT concerning parking at the old B&D, and had also looked at parking at the old Clayton Marble Works, and also at the question of parking on secondary state roads. The DOT said that parking on secondary state roads was permitted, as long as the village has not prohibited such parking in its own ordinance.

An aerial photo of the site was produced to aid in gaining an overview of the proposed project. According to the photo, there are actually two entrances into the property on James St. The Planning Board could look at making one of those the entrance, the other an exit. If there was to be only one driveway, it would certainly have to be wider.

There is a push to allow small additions to a lot (very small houses or “casitas”) to house seniors or other relatives. As the population gets older, something will need to be done to house our seniors. The question was raised, when the person dies for whom the casita was built, can the casita legally be rented to anyone? The problem lies in the number as well as the size of dwellings allowed on a single lot. Some of the discussed options included fiberglass additions that would connect temporarily to the main dwelling but be removed later, and also additions connected by narrow walkways or breezeways, although with both the septic systems would need to be updated to cope with the increased usage. The state will be coming up with definitions at some point in the future. It was agreed that members of the Board will ask questions about this topic at the upcoming workshop at JCC.

There has been one applicant for an alternate member to the Board, a Mr. John Neuffer who has recently moved back to the area and has a background in tax assessing. It was noted that the Planning Board does not decide on new members, only makes recommendations to the town and village. The members will consider Mr. Neuffer’s application and qualifications.

Member Heckmann noted that the unveiling of the Frink redevelopment plan will occur around the third or fourth week of this month. The Board members are advised to attend, and to consider this as a pre-application conference hearing. No agreement has been made on land prices yet.

At 8:21 MOTION was made by Member Lowe, 2nd by Vice Chairman Aubertine, to adjourn the meeting. Motion was carried.

Respectfully submitted:
Susan Kenney, recording clerk