

APPROVED
JOINT TOWN/VILLAGE OF CLAYTON
PLANNING BOARD SPECIAL MEETING
MAY 11TH, 2016

The meeting opened at 7:01 PM with the following members present: Chairman Doug Rogers, Duane Hazelton, Paul E. Heckmann, Brian Jones, Fred Bach Jr., Larry Aubertine, and Alternate Dave Crandall.

Also Present: Zoning Officer Richard Ingerson, Zoning Officer Kimberli Johnston, Attorney Joe Russell, and Recording Clerk Amanda Shane

Townspeople Present: Robert S., Ron Cooper, Jane Carver, Bill Garrett, Jody Garrett, Doreen Garrett, Jenna Kraeger, Gary Bogunshutz, Chet Massari, Mary Bowman, David L. B., and Jeff Zoller.

Chairman Rogers stated numerous written documents from various people have been received concerning the Fairview Manor. He submitted all documents to the recording clerk so they are on file. Any other documents can be submitted to the Planning Office. A letter submitted on April 12, 2016 titled "Neighbors of Fairview Manor" has been added to the record as well.

Chairman Rogers addressed the public stating per advice of counsel the Planning Board will not make a decision regarding the Fairview Manor due to the pending court hearing concerning the landing of a MD-2 district. A comprehensive resolution will be composed and discussed at the June 2nd meeting. A special meeting will be held on June 8th to vote on the resolution.

7:10 PM —Town—Fairview Manor, 38289 NYS Rte 12E, Clayton, Tax Map #19.20-1-32.2, in the MD-2 District. Application for Special Use Permit.

Jody Garrett stated that some minor revisions made to the application. The application shows that the outdoor bar has been removed and topo lines have been added.

At 7:14 PM **MOTION** made by Dave Crandall, 2nd by Fred Bach Jr. to accept the application as complete and to waive requirements that are not shown on the map. Motion carried.

Chairman Rogers reviewed the criteria required for a Special Use Permit and Site Plan Review. Criteria can be found on pages 31 and 72.

The Board discussed the hours of operation. Dave Crandall asked that the board consider the area to be considered residential in character and stated the noise is of great concern and suggested 10:00 PM as the closing time. Paul E. Heckmann voiced his concern over the application. He stated 11:00 PM closing time was fine with him but the tent needs to be removed. Several members of the board voiced their feelings that the tent should be removed.

Chairman Rogers stated he does not have a concern regarding the tent and wanted to clarify that the tent and terrace will not be used at the same time. Brian Jones agreed with Paul E. Heckmann and would like to see the tent go as it conflicts with the guidelines of the scenic overlay.

The Board held a lengthy discussion regarding the tent. Several comments were made about putting stipulations on the tent and only allowing a certain number of tables. It was also discussed that the tent only be used during inclement weather. The tent should also be used only for dining and wedding ceremonies. The Board was split on their decision if the tent can stay or not. Some board members believe it does not appease the scenic overlook while other believe it is fine to have if the tent is cut back in size to accommodate only the number of tables that fit on the terrace. It was asked that a proposal be submitted showing a smaller tent size which can be reduced in size by 10' sections. Noise was also discussed and it was stated that only light background music for dining will be played and music will be needed during wedding ceremonies. The Board decided the hours of operation can be 11AM-11PM for both restaurant and bar.

It was stated that the liquor license is through the State Liquor Authority and Ag & Markets. The Liquor Authority will notify the town an application has been received and at that time the town can place stipulations on the license. Tastings can also be done in the tent during inclement weather. Tastings can accompany customers who are dining. The Board wanted to state on the record that there will be no tasting events and no tastings in the distillery.

8:19 PM —Town—Fairview Manor, 38289 NYS Rte 12E, Clayton, Tax Map #19.20-1-32.2, in the MD-2 District. Application for Site Plan Reivew.

Dave Crandall questioned the approval regarding the driveway into the Fairview Manor. The Highway department suggested an alternate route but because the driveway is existing it was accepted. It was also stated that there will be no large trucks making deliveries.

Parking was discussed and it was requested that overflow parking be shown on the map as far away from Rt. 12 as possible. There are 80 parking spots available with overflow on the grass. It was decided by the Board that a fence will not be needed along the right of way. It was suggested that additional shrubbery/plantings be added. The Board was in favor of the chapel being used for receptions and cottages being used for employee housing. The signage will be kept as small as possible.

At 8:31 PM **MOTION** made by Dave Crandall, 2nd by Duane Hazelton to adjourn the meeting. Motion carried.

*Respectfully Submitted,
Amanda Shane, Recording Clerk*