

September 24, 2014

The Town Board of the Town of Clayton held their workshop meeting in the Town Board Room, 405 Riverside Drive, Clayton, NY with the following persons present:

Justin A. Taylor	Lance Peterson	Robert W. Cantwell III
Christopher D. Matthews	Mary Zovistoski	Robert D. Boulton (absent)
Kathleen E. LaClair		
Terra Bach	Ralph D. Battles, North Shore Oil	Mrs. Battles
Ken Knapp	Katie Ross, WDT	Pam McDowell, TI Sun
Norma Zimmer, Mayor	Ron Cooper	Rob Campany, T/Engineer

Pledge of Allegiance:

Supervisor Taylor opened the meeting at 5:00 PM and led the assembly in the Pledge of Allegiance.

Guests:

Mayor Zimmer indicated she was there to hear any discussion concerning the bid opening of the Floating Docks B & C Procurement Bid and Transient Dock Facility-Wave Attenuator & Shoreline Stabilization.

Town Clerk:

Correspondence:

- ✓ Free Household Hazardous Waste Collection Days sponsored by the Development Authority of North Country, Jefferson County & NYS Department of Environmental Conservation – Saturday, 10/4/14 at JC Hwy. Dept. – outer W. Main Street, Watertown from 9 AM to 1 PM. Rain or Shine.
- ✓ Rural Features - Summer-Fall 2014 issue received.
- ✓ Time Warner Cable-Listing of services and stations routinely expiring.
- ✓ Time Warner Cable (Business Class Notice).

Minutes: On hold; Board members have not reviewed them as yet.

RESOLUTIONS:

RESOLUTION #52 OF 2014 was introduced by Robert W. Cantwell III, seconded by Mary Zovistoski, a resolution for Officer’s Certification of a Public/Governmental entity Business Credit Card through KeyBank. Taylor-aye; Peterson-aye; Cantwell III-aye; Matthews-aye; Zovistoski-aye. **PASSED.**

Public : Comment on Agenda Items:

Ken Knapp is wondering where we are with the Transient Dock. Discussion upcoming in these minutes.

Supervisor:

Route 12 Zoning changes- Discussion concerning the east & west sides of the Village of Clayton, as currently.

Richard Ingerson, Asst. ZEO& Code Enforcement Officer gave a visual presentation of the area in question and distributed the requirements of the MR (Marine-Residential) and MD (Marine-Development) districts.

The color depictions shown, has indications of a proposed 400', both sides of Route 12/12E, business boundary. This also shows the color code of existing commercial properties along this corridor. The picture shows that most of the road frontage properties are already commercial.

Business properties on the North side of Route 12 are considered non-conforming (meaning can't be added to – altered) per our Zoning Ordinance. In the case of any older trailers in the parks/campgrounds, the old style louvered windows cannot be replaced. This is a code violation and a hazard to those inhabitants. You could have more uses along this corridor.

At the last meeting, the Board and the attending public were receptive for the most part to add this 400' business boundary for what is considered for change from MR to MD. This Board needs to look at and see what is reasonable within this 400' area. A Public Hearing would need to take place for public comment. We might need to do a Local Law to over ride our Zoning Ordinance and we will need to look into NYS Zoning Law.

MR/MD district- any properties contiguous and crossing into both districts you have to use the MR criteria, which is more restrictive. Zoning made this non-conforming. The property may have grandfathered a parcel, but that parcel cannot be altered.

This Board could take those completely to conforming from the road to the river or could subdivide out. The Board needs to verify just what can be done.

Ron Cooper, who recently purchased the former Fairview Manor, stated his property is next to a trailer park; if the park was allowed to expand, it would greatly affect his values.

Board discussed the 400' that has been carved out along Route 12/12E: possibly a parcel owner could come for a zoning change for their property. Maybe the Town can say "goes to the most restrictive" and everybody has options. Further discussion will continue.

Fuel Bids:	<u>Fixed</u>	<u>Variable</u>	<u>Rack</u>	<u>Invoice</u>	<u>Employees</u>
Oil:					
1) North Shore Oil Co.	N/A	\$2.9640	\$2.844	Yes	Yes
2) MX Petroleum Corp	\$3.279	\$3.129	\$0.20	Yes	Yes
3) Philly Fuel (No islands)	\$3.091	\$2.891	\$0.15	Yes	No
Propane:					
1) North Shore Fuel Oil, Inc	\$1.51 p/gal	N/A	N/A	N/A	N/A
2) MX Petroleum Corp	\$1.799	\$1.699	\$0.20	Yes	Yes
3) Philly Fuel (No Islands)	\$1.659	\$1.459	\$0.15	Yes	No
K-1:					
1) North Shore Oil Co.	N/A	\$3.3890	\$3.269	Yes	Yes
2) MX Petroleum Corp	\$3.579	\$3.429	N/A	Yes	Yes
3) Philly Fuels (No Islands)	\$3.563	\$3.363	\$0.15	Yes	No

Motion by Bob Cantwell III, seconded by Lance Peterson, to award the following bids of Oil- North Shore Oil Co at the "Option 2: Variable" rate of \$2.964; Propane- North Shore Oil Co. at the "Option 1: Fixed"

rate of \$1.51 p/gal.; and K-1- North Shore Oil Co. at the "Option 2:Variable" rate of \$3.389. Motion carried.

Route 12 Sewer Status:

Rob Campany, Town Engineer stated that the drawings for the Route 12 Sewer have been in review status for awhile and he has answered some questions that have been forwarded. Rural Development hasn't reviewed them as yet. The permit waiting for State Wetlands and DOT right-of-way easements to be completed. Everything needs to be in line before the start of the main line. USDA will review soon within the next couple of months and then construction will start in the spring. We will ask for bids after the first of the year.

Zoning Officer Transition:

Supervisor Taylor informed Assist.ZEO Richard Ingerson that he and the Town Board appreciates Mr. Ingerson stepping up to the plate during ZEO Henry LaClair' absence.

Transient Docks & Attenuator Update:

Supervisor Taylor stated that the Transient Dock Facility-Wave Attenuator & Shoreline Stabilization bids were opened at Friday at 2 PM. The TDF-Overlooks & Amenities bids were extended and will be opened at 1:00 PM on 9/25. There were two (2) bids for the Docks & Attenuator and they were not over budget. We will review our options.

Councilman Peterson left this discussion at 6:15 for another commitment.

The floating docks and Attenuator had much discussion, ie: possibly tightening up the specs a little more and re-bidding.

Motion by Chris Matthews, seconded by Mary Zovistoski, to put a rebid back out for steel, aluminum and poly. Peterson – absent. Motion carried.

Board decision to have a Special Meeting next Wednesday, 10/1/2014, at 7 AM in the Town Board Room, with the addition of Jack Stopper, Mike Geiss, Rob Campany and Gus Withington to further discuss a fixed Wave Attenuator. Town Clerk will notify the Media.

Carrier Lane/Ridge Update:

Atty. Russell will be here at 8:00 AM tomorrow morning for signing documents that needs to get recorded. All parties have been notified to come in as soon as possible.

Highway Superintendent:

Highway Superintendent Boulton has told the Town Board that he is planning on retiring effective October 31st. Last official working day is October 30th.

Joint T/V Board Meeting:

There will be a Joint Town/Village of Clayton Board meeting at 6:00 PM, on October 22, 2014 here at the Town Office. Agenda is to review Inter-municipal Agreements.

Opera House Roof:

Rob Campany has run some costs estimates. Mr. Campany stated that there is some asbestos.

Supervisor Taylor suggested that the Town Board walk the downtown area and look at the esthetics of other roof tops. No one will be seeing the roof. Rob Company suggested using a single ply; need to be practical. We have some trouble with the fascia and soffit and a few leaks that are problematic. This will need to come from the Capital fund. We need to review this project as it will need to be done within a couple of years.

Arena:

When the ice comes off in the spring, the water might show some hot spots on the floor. We will need to be proactive and look at the pipes at the same time. A simply diagnostics test might be able to be done.

Council Reports:

Bob Cantwell III: Highway is putting sand in.

Mary Zovistoski: Tonight is Lion's Club Spaghetti Dinner at the C-Way.
Business with a Twist is tomorrow night at TI Winery, Alexandria Bay.

RESOLUTION(S):

RESOLUTION #53 OF 2014 was introduced by Chris Matthews, seconded by Mary Zovistoski, a resolution for the Town of Clayton to extend into Agreement with the State of New York Department of Transportation for the fixed Lump Sum Municipal Snow and Ice Agreement. Taylor – aye; Peterson – absent; Cantwell III – aye; Matthews – aye and Zovistoski – aye. **PASSED.**

Motion by Chris Matthews, seconded by Bob Cantwell III, to adjourn this regular workshop meeting at 6:50 PM. Peterson – absent. Motion carried.

Kathleen E. LaClair, Town Clerk