

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**PLANNING BOARD MINUTES**  
**January 3, 2013**

The meeting was opened at 7:00 p.m. with the following **members present:** Chairman Bud Baril, Paul Heckmann, Duane Hazelton, Vice Chairman Larry Aubertine, Preston Lowe, Brian Jones, Alternate Doug Rogers (sitting in for Ron Duford), Alternate John Neuffer (sitting in for Larry Aubertine). Absent: Alternate John Kehoe, Ron Duford. Note: Larry Aubertine and Bud Baril declined to vote on all official actions as they will not be officially sworn in by the Village until the January Village Board meeting.

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

**Townspople Present:** Paul Neureuter, Charles Reinhardt, Ann Aubertine, Norma Zimmer, Bill Grater, Augusta Withington, Rob Company, Justin Taylor, Amanda Taylor, Cindy Grant, Jim Kenney

The Board reviewed the minutes from the regular December meeting and from a special meeting held on December 12. Both sets of minutes had some corrections to be made. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Preston Lowe, to approve the regular December meeting notes as amended. Motion was carried. **MOTION** was made by Duane Hazelton, 2<sup>nd</sup> by Larry Aubertine, to approve the special meeting notes as amended. Motion was carried.

**7:05 --- Village --- Pre-Application Conference for Krog**

Chairman Baril noted that the SEQR Part I was complete and accepted. A meeting with DOT is tentatively set for January 15, to discuss traffic/parking on Webb St. from Hugunin St. on down to Riverside Dr., and the parking lot entrance for the hotel. Information is moving to the appropriate agencies in a timely fashion. Krog has not presented a complete site plan yet, but is still moving along and hopes to have it finished by the end of January.

Mr. Neureuter did the presenting for Krog. The architect is fully engaged and hopes to have elevations done by the middle of the month. They are also looking at utility layouts, and have been discussing the proposed transient docks as well. Regarding signage, Mr. Neureuter showed photos of the signage at the Watkins Glen Harbor Hotel, sister hotel to the Clayton hotel. Krog has submitted a Special Use permit with the application.

It was noted that the SEQR covers all parts of the project, including the transient docks. A question was brought up concerning the definition of a townhouse, whether these units would be considered single-family or multi-family dwellings, since stand-alone single-family units are not permitted in the River C District. Mr. Neureuter said that the word "townhouse" referred more to EAF guidelines than to Clayton zoning. Chairman Baril noted that if the County Planning Board has a problem with the townhouses as proposed, it will bring up the issue; he also plans to discuss this with the town attorney.

On the SEQR, the “sole source aquifer” is the St. Lawrence River, going by the interpretation of an aquifer as an area which absorbs rainwater and eventually ends up supplying water to the community.

A meeting with village merchants to discuss parking and traffic issues is tentatively planned for the end of February.

Doug Rogers made a brief report of his work on the LWRP consistency assessment, which will be part of the site plan review process. There are very specific regulations for public access, etc. He will present a white paper to the Board with his observations and recommendations, which he hopes to have complete by the end of January.

It was noted that with certain components of the process not being complete until the end of January, the County Planning Board would not be done with their end until the end of February. Mr. Neureuter concurred that the best date for an actual hearing before this Board would be in March.

At 7:35 **MOTION** was made by Doug Rogers (acting for Ron Duford), 2<sup>nd</sup> by John Neuffer (acting for Larry Aubertine), to set the public hearing for March 7, at 7 p.m. or shortly thereafter.

Aye: Heckmann, Lowe, Hazelton, Jones, Rogers (acting for Duford), Neuffer (acting for Aubertine)      Nay: none      Abstain: none      Absent: Duford

**7:38 --- Town --- Pre-Application Hearing for Fourth Coast Realty, LLC, for a Special Use Permit.**

Rob Company did the presenting. Fourth Coast wishes to erect a small business office and storage space on its property east of Clayton. There is an easement shared with Teresa Bearup. The DOT has reviewed the plans; Fourth Coast is waiting on their final approval. Fourth Coast is hoping to mimic the neighborhood farm architecture. The height of the planned building will require a variance. Fourth Coast does not have final grading and septic plans for County Planning yet, but do have a lighting plan completed.

The existing spring on the property will be developed for providing water. Fourth Coast is currently working with National Grid concerning installment of electrical. In answer to a question about signage, Mr. Company said that there would be one sign at the entrance; current zoning ordinance only allows a total of 8 square feet, so they will be waiting for the new town ordinance and amendments to be passed, allowing up to 32 square feet.

There will be solar arrays to provide power to the buildings, but they are undecided yet whether to put the arrays on the ground or on the building; both options will be included in the site plan.

At 7:50 **MOTION** was made by Paul Heckmann, 2<sup>nd</sup> by Brian Jones, to set the public hearing for February 7, at 7 p.m. or shortly thereafter.

Aye: Heckmann, Lowe, Hazelton, Jones, Rogers (acting for Duford), Neuffer (acting for Aubertine)      Nay: none      Abstain: none      Absent: Duford

**MOTION** was made by Preston Lowe, 2<sup>nd</sup> by Duane Hazelton, to recommend the Planning Board assume lead agency. Motion was carried.

Chairman Baril went through the SEQR. **MOTION** was made by Preston Lowe, 2<sup>nd</sup> by Duane Hazelton, to declare this a negative declaration.

Aye: Heckmann, Lowe, Hazelton, Jones, Rogers (acting for Duford), Neuffer (acting for Aubertine)      Nay: none      Abstain: none      Absent: Duford

**7:55 --- Town --- Eleven Twenty-Two, LLC, 10503 Quebec Head Lane, Clayton, Tax Map # 19.18-1-13.1, in the Marine-Residential District. Simple Minor Subdivision.**

There is a generic SEQR on file. A phone call had been received from a neighbor concerned about whether access to the subdivided lots would cut across his property. It was determined that the smaller lot has frontage on a private road and so would not cut across his property for access. Both lots are above the high water mark.

At 7:58, **MOTION** was made by Doug Rogers (acting for Ron Duford), 2<sup>nd</sup> by Paul Heckmann, to approve the subdivision.

Aye: Heckmann, Lowe, Hazelton, Jones, Rogers (acting for Duford), Neuffer (acting for Aubertine)      Nay: none      Abstain: none      Absent: Duford

**New Business**

At 8:00, the Board looked over proposed amendments to the Town ordinance and made some suggestions for minor changes.

**MOTION** was made by Preston Lowe, 2<sup>nd</sup> by Brian Jones, to recommend to the Town Board to make these changes as amended.

Aye: Heckmann, Lowe, Hazelton, Jones, Rogers (acting for Duford), Neuffer (acting for Aubertine)      Nay: none      Abstain: none      Absent: Duford

At 8:21, **MOTION** was made by Duane Hazelton, 2<sup>nd</sup> by Doug Rogers (acting for Ron Duford), to adjourn the meeting. Motion was carried.

*Respectfully Submitted,  
Susan Kenney, Recording Clerk*