

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
SPECIAL WORK SESSION
February 21, 2013

The work session opened at 7:05 p.m. with the **following members present:** Bud Baril, Alternate John Neuffer, Duane Hazelton, Ron Duford, Brian Jones, Paul Heckmann. Absent: Preston Lowe, Larry Aubertine, Alternate Doug Rogers, Alternate John Kehoe.

Also present: ZEO Henry LaClair, CEO Richard Ingerson, Amanda Taylor, Mayor Norma Zimmer, Town Supervisor Justin Taylor, CLDC Executive Director Kristi Dippel, Recording Clerk Susan Kenney, Michael Bourcy (Jefferson County Planning), Paul Neureuter (Krog Corp.), Charlie Reinhardt, David Johnson, James Kenney

The work session was convened for the Planning Board to ask questions of and make comments to Krog Corp. concerning the plans for the Clayton Harbor Hotel project. Several topics were discussed. Chairman Baril noted that the town engineer, Rob Campany of Fourth Coast LLC, had done a cursory study of the plans.

Issues Discussed:

1. Meeting on March 7: Will begin with an open house and a leisurely presentation for the public from 5-7 pm, on the 3rd floor of the Opera House. The public hearing will begin at 7 pm. Krog was encouraged to bring samples of whatever they were planning on putting on the building.
2. Siding on Hotel: current plans from Krog call for vinyl siding and other exterior covering using colors and design elements common to the Thousand Islands region, primarily greens and browns, stone materials, with maroon or burgundy trim on the windows. The vinyl siding will be of very high quality, commercial not residential. Will also be using cedar shingle type material and hardiboard. It was noted that according to the Riverwalk design guidelines, vinyl is not specifically prohibited, but the guidelines are geared to very high quality, and the public had earlier objected to the idea of vinyl siding.
3. Entrance: Both Rob Campany and Jefferson County had urged that the entrance point to the Hotel grounds be clearly shown. The entrance was pointed out on the map.
4. Drainage: There was concern that, as shown, the Riverwalk comes within 8-10 feet of the hotel's drainage basins; no one wanted to detract from anyone's experience of the Riverwalk. The Hotel project's engineer pointed out details of the drainage basins' construction: they are dry basins, not dry swale, just depressions with filtration media in them; they are smaller than normal because of the nearness of the River; they are planned with "ten-year storms" in mind, the maximum required by law; as bio-retention cells, will have plantings. Other concerns included stagnant water collecting in the basins, mosquitoes breeding, trash not being cleaned up, and people possibly stumbling into the depressions in the dark; Mr. Neureuter asserted that the basins would be kept clean, and that there would be lighting around them, plus they were very shallow, so the risk of stumbling would be minimal.

5. Fencing: It was suggested that for the open house, Krog bring pictures of what was proposed for fencing around the parking lot. There was also a question about whether there would be a setback between the fence and property line for ease of maintenance, and Mr. Neureuter said they planned on having a grass strip roughly two feet wide. There is currently no fencing planned between the Hotel and Marshall's property, although there could be.
6. Lighting: It would be helpful to see the intensity of lights at various spots to see how the neighbors might be affected, and be able to demonstrate/explain this at the March 7 presentation. Krog also is looking to coordinate as much as possible between the Riverwalk lighting and the hotel lights.
7. Signs: The village is currently looking to change the village ordinance concerning signage, but this is some months out. As shown, the Hotel's ground-mounted lights will not fit current sign ordinance, although there should be no problem with them under the proposed new ordinance. There will be no problem with the wall-mounted signage.
8. Utilities: It was clarified that the Village will be building the pump station, while Krog will do all piping as shown. There was some question about the quality of the water lines and sewer lines going out Franklin St.; these need to be tested. They will be servicing the Hotel, neighboring homes, one hydrant, the proposed townhouses, and the proposed boater facilities building. These are only 6-inch lines, while hydrants typically call for 8-inch line. It was also verified that the Hotel will have underground electrical service.
9. Sidewalks: The question of the corner of Webb St. and Riverside Dr. was brought up, and it was agreed that the entire corner, sidewalk and curb included, needs to be redone. The Parking & Traffic Committee has already recommended to the Village that the sidewalk be replaced and the corner revamped.
10. Property Protection during Construction: Krog needs to ensure that there is proper temporary sediment control, etc., during construction.
11. Access during Construction: This is anticipated as a one-year project. The easiest access to the construction site will be via Webb St., not Riverside Dr. The construction crews will need to be considerate of the playground at the head of Webb St., and the bus stops for school children. Krog will need to educate their work force. Also, the Village may be able to help with extra signs signifying construction ahead, and having the police force look more closely at traffic on Webb St.
12. Landscaping: The trees to be planted along the Riverwalk were discussed. It was noted that the Village is looking for trees that will grow up and spread out so that people will be able to look under them; not something that will overpower the landscape. The trees will need to be kept trimmed.
13. View of Neighbors: A question was brought up about the neighbors whose view of the River will be blocked once the proposed townhouses are built. Since they do not have riverfront property, they will not have legal cause to complain, although it was encouraged that Krog reach out to and work with those neighbors.
14. Concerns from Rob Campany, Town Engineer: (1) How to connect the boater facilities building with the rest of the Village. (2) What to do with some benches on the Riverwalk that are now on Hotel property. (3) How to preserve the Riverwalk during the construction period.
15. Transient Docking: There was a question about where someone would park who came to pick up someone at the transient docks. Mr. Neureuter said there were no plans to check

everyone coming in; there would be signage noting that the parking lot was hotel property. This sort of problem can't be totally controlled, although with a dockmaster at the transient docks, there would be more control.

16. Issues Raised by Mike Bourcy from Jefferson County: (1) Has the fire department reviewed the plans for accessibility and hydrant locations. (2) Have there been any thoughts of pedestrian access to the furthest part of the parking lot, such as a 4-foot strip for a sidewalk. (Mr. Neureuter asserted that there was insufficient room for such, and that the distance wasn't that great.) (3) What plans had been made for snow removal. (Mr. Neureuter asserted that there was room on the site for snow storage, particularly considering that there would be fewer guests expected in the heaviest snow months.) There would be issues with pushing the snow into the River, due to the salts and oils that would be pushed along with the snow.

At 8:10 **MOTION** was made by Paul Heckmann, 2nd by Duane Hazelton, to adjourn the meeting. Motion was carried.

*Respectfully submitted,
Susan Kenney, Recording Clerk*