

Granite Springs could guarantee that there would be no leakage into the groundwater of anything toxic.

Another neighbor was concerned with the work that had already been done on the property, which he said had not been done properly, so that the groundwater would eventually be affected by decaying tree stumps, etc. He also was concerned with the use of high pressure hoses to clean the boats and the contaminants that would come off the boats. Mr. Heinrich asserted that there was no plan to clean boats; currently the storage building has no water or electricity with which to clean. This neighbor had another concern with the antifreeze and oil from the winterized boats eventually getting into the groundwater, particularly with any boats parked on the gravel parking lot. It was agreed that to do winterizing, extreme caution must be taken.

At 7:27 MOTION was made by Preston Lowe, 2nd by Ron Duford, to close the public hearing. Motion was carried.

Vice Chairman Aubertine went through the Site Plan Review. The discussion focused on Item E, the adequacy of storm water and drainage systems. These will all be contained within the building and pumped into a storage tank for future removal, which will be forklifted to a door or window for the pump-out process. The question arose of what sort of connection was planned to pump out the tank. Board Member Heckmann asserted that Granite Springs needed a tank with a foolproof PVC liner, and to guard against casual spillage, any joints on the concrete slabs and tanks must also be foolproof. Thoroughly engineered drawings were needed to promote 100% confidence that any spillage would not get into the ground. As currently planned, the tank would sit on crushed stones. This should be changed to concrete, all sloped to a lined catch basin. It was also asserted that it would take an enormous amount of leakage of nontoxic antifreeze to affect the groundwater.

At 7:39 MOTION was made by Preston Lowe, 2nd by Duane Hazelton, to accept the site plan review. Motion was carried.

At 7:44 MOTION was made by Ron Duford, 2nd by John Neuffer (acting for Bud Baril) to accept the application with the following conditions:

1. The catch basin should be lined with a leak-proof PVC liner.
2. Applicant must submit engineered drawings.
3. The concrete pad should extend under the holding tank to a size of 40X40', to include both the storage and the holding tank.
4. Any joints in the concrete containment vessels need to be watertight.

Aye: Aubertine, Heckmann, Duford, Lowe, Hazelton, Neuffer (acting for Baril)

Nay: none

Abstain: none

Absent: Baril, Jones

7:45 --- Town --- Augusta Withington/Fourth Coast Realty, LLC, south of NYS Route 12, 1 mile east of town of Clayton, Tax Map # 20.11-2-12.13, in the Agricultural-Rural Residential District. Seeking Special Use Permit for small business office and storage space.

4. Town --- David & Susan Heinrich, 42998 Murray Island, Tax Map # 12.11-1-36.1, in the Marine-Residential District. MOTION was made by Duane Hazelton, 2nd by Preston Lowe, to approve the subdivision.

Aye: Aubertine, Heckmann, Duford, Lowe, Hazelton, Neuffer (acting for Baril)

Nay: none

Abstain: none

Absent: Baril, Jones

8:30 --- NEW BUSINESS

1. Looking ahead on the calendar, the July meeting would be on July 4th if kept to the first Thursday of the month. It was agreed to postpone the meeting to the following Thursday, July 11th.

2. There was a discussion about what should and shouldn't be allowed to be built in the village, in particular regarding bars. Was that properly the role of the Planning Board to limit the numbers of bars? It was noted that there is a comprehensive plan, although on many issues it is vague, and that it should be followed. Zoning should of necessity follow the comprehensive plan. It was also noted that under the current zoning, certain districts already do prohibit bars, but that bars cannot legally be prohibited where they are currently allowed. Various members agreed that they would not like to see as many bars in Clayton as are in other neighboring communities. As the hotel is built and begins to make its impact on Clayton, we need to make sure the comprehensive plan is up to date.

At 8:38 MOTION was made by Paul Heckmann, 2nd by Larry Aubertine, to adjourn the meeting. Motion was carried.

*Respectfully submitted,
Susan Kenney, Recording Clerk*