

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
April 4, 2013

The meeting opened at 7:00 p.m. with **the following members present:** Chairman Bud Baril, Vice Chairman Larry Aubertine, Paul Heckmann, Ron Duford, Duane Hazelton, and Alternate John Neuffer (sitting in for Brian Jones). Absent: Preston Lowe, Brian Jones, Alternate Doug Rogers, Alternate John Kehoe.

Also Present: Zoning Enforcement Officer Henry LaClair; Codes Enforcement Officer Richard Ingerson; Recording Clerk Susan Kenney.

Townspeople Present: Terry Craddock, Mary Lou Hetzke, Alleyn (?) Hetzke, James Kenney, Chris DiPrinzio, Shawn DiPrinzio, Ralph Downer, Cindy Grant

The Board reviewed the minutes from the regular meeting on March 14, 2013. A few minor corrections were noted. **MOTION** was made by Larry Aubertine, 2nd by Paul Heckmann, to accept the minutes as corrected. Motion was carried.

7:09 --- Village --- Shawn & Christopher DiPrinzio, 240 Cartier Avenue, Clayton, Tax Map # 20.48-1-10, in the General Residential District. Site Plan Review to site a commercial use, an Italian market, in an existing structure.

Chris DiPrinzio did the presenting. They wish to convert an existing garage into a small Italian market, including prepared foods and meals, homemade cheeses, some catering, etc. The garage is 700 square feet. They have already talked to the Departments of Health and Agriculture; a complete application has been sent to both.

Chairman Baril read a letter from Jefferson County Planning which stated that this was locally rated as a commercial rather than a home business. The letter also pointed out that on the site plan, no lighting was shown, nor landscaping to screen or buffer the property from the neighbors. In response, Chairman Baril pointed out that there is a neighboring residence only on one side of the property, and that neighbor had already indicated that he had no problems with this project. There were no other calls or letters.

Chairman Baril went through the SEQR. At 7:19 **MOTION** was made by Larry Aubertine, 2nd by Duane Hazelton, to declare this a negative declaration. Motion was carried. **MOTION** was made by Larry Aubertine, 2nd by Ron Duford, to close the public hearing. Motion was carried.

The Board reviewed the application's site plan. When questioned about the door, Mr. DiPrinzio indicated that they will take out the present garage door and replace it. They will have lights on the driveway, and plan to extend the parking area. A question was brought up about whether small commercial usages are permitted in the general residential zone, and the pertinent part of the code was pointed out, which permits small commercial usages in this zone.

Possible conditions were discussed. At 7:26 **MOTION** was made by Larry Aubertine, 2nd by Ron Duford, to approve the application with the following condition: The applicant must follow Department of Health standards, which include a grease trap under the sink.

Aye: Baril, Aubertine, Heckmann, Duford, Hazelton, Neuffer (sitting in for Jones)
Nay: none Abstain: none Absent: Jones, Lowe

7:28 --- Dorothy Gray, 38858 NYS Route 12 E, Clayton, Tax Map # 20.13-1-40, in the Agricultural-Rural Residential District. Simple Minor Subdivision.

There is a generic SEQR on file. The Board decided that there was insufficient information to decide on this application: no easement was shown on the survey map; the dividing line would have to be moved to allow someone to build, due to the contour of the land; the proper dimensions were not shown on the sketch; a neighbor was concerned about the possible consequences of the subdivision. At 7:34 **MOTION** was made by Larry Aubertine, 2nd by Duane Hazelton, to move this hearing to the next meeting, May 2, 2013, so the applicant can provide more information. Motion was carried.

7:35 --- Donald Natali, on the Bald Rock Road, Clayton, Tax Map # 31.06-1-6.11, in the Agricultural-Rural Residential District. Simple Minor Subdivision

There is a generic SEQR on file. At 7:38 **MOTION** was made by John Neuffer (acting for Brian Jones), 2nd by Ron Duford, to approve the application with the condition that Lot #3 be joined with Tax Map #31.06-1-6.7.

Aye: Baril, Aubertine, Heckmann, Duford, Hazelton, Neuffer (sitting in for Jones)
Nay: none Abstain: none Absent: Jones, Lowe

At 7:40 **MOTION** was made by Duane Hazelton, 2nd by Larry Aubertine, to adjourn the meeting. Motion was carried.

*Respectfully submitted,
Susan Kenney, Recording Clerk*