

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**PLANNING BOARD MINUTES**  
**May 2, 2013**

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

**Also Present:** Zoning Enforcement Office Henry LaClair; Recording Clerk Susan Kenney

**Townspesople Present:** Ann Rouse, Terry Craddock, James Kenney, Sara Colman, Rob Pinesci, Ken Knapp, Cindy Grant, Patty Booras-Miller, Diana Grater

The Board reviewed the minutes from the meeting held on April 4, 2013. A few minor corrections were noted. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Ron Duford, to accept the minutes as corrected. Motion was carried.

**7:05 --- Town --- Dorothy Gray, 38858 NYS Route 12E, Clayton, Tax Map # 20.13-1-40, in the Agricultural-Rural Residential District. Simple Minor Subdivision.**

Generic SEQR is on file. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton, to approve the subdivision with the stipulation that the easement is shown on the survey.

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

**7:09 --- Village --- Pre-conference hearing for Cellular Partnership.**

Rob Pinesci did the presenting for Verizon Wireless. The partnership is looking to install antennas inside the spire of St. Mary's Church. These would be "stealth antennas," colored to match the color of the church, and would not be seen. There would also be an HVAC unit and generator, behind a 6-foot vinyl stockade fence. The company will be building a shelter to match the church, including 3 spots for statues, at the right-hand side of the shrine, made of actual stone.

There is currently not adequate coverage for cellular and broadband (4G). With this project, the entire village will be covered, and there is the possibility of tying in with adjacent towns. Another possible placement would have been on the water tower, but under current FCC regulations, antennas by an international border can only transmit a certain strength of signal, and antennas on the water tower would have to transmit above that level to reach all of the village.

A question was asked about how the parishioners of St. Mary's feel about the project; they are okay with it. This will be an income source and a positive thing for the church. Mr. Pinesci was advised to be sure to check with the church for the optimal time for weekly maintenance checks. Another question was asked about the sound levels; 5 feet from the unit, the level should be about 65 dB. The church bells should not interfere with the antennas' function.

At 7:23, **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Paul Heckmann, to set the public hearing for this project for June 6 at 7 p.m. or soon thereafter. Motion was carried.

**7:24 --- Town --- Mark Doney, County Rte. 5, Clayton, Tax Map # 42.00-1-27.21, in the Agricultural-Rural Residential District. Simple Minor Subdivision.**

A generic SEQR is on file. **MOTION** was made by Duane Hazelton, 2<sup>nd</sup> by Larry Aubertine, to approve the subdivision.

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

**7:27 --- Town --- Diana Grater, 10755 Quebec Head Lane, Clayton, Tax Map # 19.18-1-12, in the Marine-Residential District. Simple Minor Subdivision.**

A generic SEQR is on file. **MOTION** was made by Paul Heckmann, 2<sup>nd</sup> by Preston Lowe, to approve the subdivision with the condition that the proposed driveway easement is shown on the survey map.

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

**OTHER BUSINESS**

7:31 --- Review of SEQR form for the Golden Anchor property. The only approvals needed for this are by the Town.

7:39 --- Concerning Cummin (sp?) and the Golden Anchor property. This appears to be ready to move forward; Mr. Cummin is getting material together for a pre-conference hearing, tentatively set for June 6. He is working with Kristi Dippel at the CLDC. These materials include a waterfront assessment, an application for a site plan, and an application for flood plain. Mr. Cummin was told that his plan will need to deal with the flood plain and with parking. He will also need to accommodate the Riverwalk, which is funded to go past his site.

**OLD BUSINESS**

7:48 --- The Board members can throw away the Yerdon file, since if it comes before the Board again, a new application will have to be filed.

At 7:49, **MOTION** was made by Preston Lowe, 2<sup>nd</sup> by Paul Heckmann, to adjourn the meeting. Motion was carried.

*Respectfully submitted,  
Susan Kenney, Recording Clerk*