

APPROVED  
JOINT TOWN/VILLAGE OF CLAYTON  
PLANNING BOARD MINUTES  
July 11, 2013

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

**Also Present:** ZEO Henry LaClair, Asst.ZEO Richard Ingerson; Recording Clerk Kathy LaClair, Town Clerk.

**Townpeople Present:** Ann Aubertine, Jack Stopper, Mary Donahue, Gene Donahue, Cindy Grant.

**Minutes: Motion** by Larry Aubertine, seconded by Paul Heckmann, to approve the minutes of June 6, 2013 as written. Motion carried.

**7:05—Town—Walter Christensen – Simple Minor Subdivision, Tax Map # 31.06-1-14, NYS Route 12, a two (2) lot division in the Agricultural-Rural Residential District.** Lot #1 being divided out is 6.72 acres; the residual parcel is 131.8 acres.

Board discussed the layout of the parcel. **Resolution** by Larry Aubertine, seconded by Preston Lowe, to approve this subdivision with the proviso that the Board feels that parcel #1 might be a challenge to build on as it is an unusual lot configuration. Motion carried.

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

Nay: None

Abstain: None

Absent: Baril

**7:15—Town—Richard Hays – Simple Minor Subdivision, Tax Map #31.30-1-36, 36371 Bald Rock Road, a two (2) lot division in the Residential-1 District.**

Discussion by the Board that this is a lot line adjustment. Lot A will take .77 acre on the road frontage and this will be attached on the rear of Lot B. Both Lot A and Lot B will end up with the same 11.58 acre & 2.83 acre respectfully.

**Resolution** by John Neuffer, Alternate, seconded by Duane Hazelton, to approve this land swap for Each parcel provided that they attached this change to their deeds. Motion carried.

**7:23 - Cumming – Clayton Mixed Use Building: former Golden Anchor Site; now Clayton Yacht House.**

Discussion by Board of tenant parking with the apartment; when the start of the project is; raising of the building 18” to get out of the Flood Plain; Riverwalk;# of tenants; water/sewer calculated usage, etc.

At 7:30, Chairman Baril made a conference call to Mr. Cumming. Mr. Cumming was having difficulty

hearing the Board questions. He answered a few of the questions: Riverwalk – he will be working with Kristi concerning the Riverwalk; Bulk head – will be going through the Army Corps of Engineers; lower level will be raised 18” to get it out of the flood plain; # of owners or tenants has yet to be determined; There will be balconies on the West side of the units; w/l the next couple of weeks, Mr. Cumming will be talking with the Mayor about the water/sewer; # of apartments will be about 4 or 6 depending on what the market will bear and that would include one parking space per unit with the options to purchase any additional parking space needed (He owns numerous parking areas in the downtown area); SHIPO – need to check with Kristi as this is a historic downtown area.

Mr. Cumming thanked the Board for allowing him to conduct some of the business by conference call. His battery in the cell phone wasn't going to last long and he stated that the next day he would be in Clayton and would be leaving again on Tuesday. He expects to be in Clayton most of the July/August timeframe and would be available to meet anytime. Mr. Cumming thanked the Board for their time and appreciated that they took the time to include him.

Chairman Baril indicated that the next Planning Board meeting would be on Thursday, August 1<sup>st</sup> at 7 PM and that Mr. Cumming or his agent should expect to be here as he would be on the agenda at that time. The Board would like to see some drawings with more specifics and numbers at that time.

**8:00 – Pre-application Meeting Jack Stopper as agent seller:** Mr. Stopper has a potential buyer for a property being sold by him on Route 12E. The potential buyer wants to make sure he can continue and also expand the business (looking to build another 60'X136' large storage building.) Mr. Stopper is looking for some direction from this Board as to what is needed to be obtained for future business at this location. The potential buyer has hired Robert Slye, Attorney to gather information for anything needed.

Board determination is that the only part of the existing business not currently in compliance is the gift shop. An applicant can apply for a “special use permit” for a small commercial enterprise.

The house and bigger lot should be combined per deed and keep the gift shop on a separate deed.

**Motion** by Larry Aubertine, seconded by Duane Hazelton, to set a Public Hearing date for 8/1 @ 7PM for a site plan for a machine/welding shop and a Special Use Permit for a Small Commercial & Retail Enterprise. Motion carried.

**Fourth Coast – Discussion of revisions to site plan.**

The original plans were shown and Chairman Baril stated that the applicants are looking to change the configuration of the building, with the driveway now coming back further to the rear of the building. The right hand side of the building would swing closer to NYS Route 12.

**Motion** by Larry Aubertine, seconded by Preston Lowe, to set a public hearing for 8/1 @ 7PM for revisions of the 4<sup>th</sup> Coast Site Plan, contingent upon receiving a complete updated copy of the Site Plan at least one (1) week prior to the next meeting. Motion carried.

Being no further business for discussion, **Motion** was made by Duane Hazelton, seconded by Ron Duford, to adjourn this regular meeting at 8:18 PM. Motion carried.

Kathleen E. LaClair, Town Clerk