

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**PLANNING BOARD**  
**August 1, 2013**

The meeting opened at 7:04 with the following **members present**: Chairman Bud Baril, Vice Chairman Larry Aubertine, Duane Hazelton, and Alternate John Neuffer (sitting in for Paul Heckmann). Absent: Paul Heckmann, Preston Lowe, Ron Duford, Brian Jones, Alternate John Kehoe, Alternate Doug Rogers.

**Also Present**: CEO Richard Ingerson; Recording Clerk Susan Kenney.

**Townspople present**: Rob Company, Diana Marr, Stacy Odorowski, Augusta Withington, Cindy Grant, James Kenney

The minutes for the July 11, 2013, Planning Board meeting were reviewed, and a minor correction noted. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton, to approve the minutes as corrected. Motion was carried.

**7:08** --- A brief explanation that Mr. Pinchin wants to put in a 16x40 building, 16 feet high, as a private garage, not as part of his business, so action by the Planning Board is not necessary at this time.

**7:09 --- Pre-application hearing for Diane Marr and Stacy Odorowski.**

Ms. Marr and Ms. Odorowski are contemplating buying the old Johnston House, across from Karla's Christmas Shop, to make it into a possible bed and breakfast; they are also looking at renovating the Thousand Islands Inn. They are looking for some help with the process.

It was noted that to open as a bed and breakfast, the owner must live there; this is their intent. Signage could be a problem. Parking also must be provided; CEO Ingerson noted that there are 11 spaces there now, so parking should not be a problem. It was also noted that the current owner received a grant to put in a ramp, and if he sells the property, he must repay that grant, so there is a possibility of a lien being on the property until that is repaid.

Concerning the Thousand Islands Inn, if it is kept exactly the same, nothing needs to be done aside from the required permits. If any changes are made, they will have to through the Planning Board. The Inn's current signage would be grandfathered in, and can be repainted or repaired as long as the signs are left up. Ms. Marr and Ms. Odorowski will have to check on the parking now available.

They were referred to Kristi Dippel of the CLDC and the CIA for investigation of possible grants available. It was further noted that since the Johnston House is a historic building, they cannot modify the exterior without special permission.

**7:21 --- Town --- Pre-application hearing for 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.**

Mr. Campany did the presenting. Mr. Campany and Ms. Withington came in to show the Board changes in their original plans. They have moved the parking area to keep it out of the front yard and protected from the north wind. They have maintained the same height for the office building, but are now planning on making all the buildings the same size. The driveway has been moved more to the side, and the leach field's location has been flipped.

When questioned about the leach field, since this property is in a current sewer district and shouldn't need a leach field, Mr. Campany said the leach field was there in case they occupied the office prior to the sewer being put in. They will make sure they are able to tie into the sewer lines.

The buildings will still have the rustic barn look. No lighting is planned on the driveway, nor is it mandated. The business sign will be lit. Another SEQR is not needed with the change in plans, since they are not changing any environmental impact.

At 7:40, **MOTION** was made by John Neuffer (acting for Paul Heckmann), 2<sup>nd</sup> by Larry Aubertine, to set the public hearing for September 5, 2013, at 7 pm or shortly thereafter. Motion was carried.

**7:42 --- Government conference in Potsdam, October**

Chairman Baril reminded the Board of the upcoming government conference in Potsdam on October 15. Those wishing to attend needed to let Kathy LaClair know as soon as possible.

**7:44 --- Town --- Lolita Pfeiffer, 12312 Brown Road, Clayton, Tax Map # 11.00-1-47.2, in the Marine-Residential District. Simple Minor Subdivision.**

The projected parcels have enough acreage and water frontage. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton, to approve the subdivision.

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

Nay: none                      Abstain: none                      Absent: Heckmann, Lowe, Jones, Duford

There was a brief discussion of a lot on Webb St., currently occupied by a trailer. Someone wishes to buy the lot, remove the trailer, and put up a house. The primary problem might be with the setbacks.

At 7:50, since there was no further business, **MOTION** was made by Duane Hazelton, 2<sup>nd</sup> by Larry Aubertine, to adjourn the meeting. Motion was carried.

*Respectfully submitted,  
Susan Kenney, Recording Clerk*