

**APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD
November 6, 2014**

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

Also Present: CEO Richard Ingerson, Clerk Kim Johnston, Recording Clerk Susan Kenney.

Townspople Present: Garden Stiefel, Ellen Stiefel, Dennis Weller, Jim Kenney, Gene Sorrell, Mary Zovistoski, Justin Taylor.

The Board reviewed the minutes from the September 4 meeting. No corrections were made. **MOTION** was made by Doug Rogers (sitting in for Preston Lowe), 2nd by Duane Hazelton, to approve the minutes as submitted. Motion was carried. The minutes from the October 2 meeting were reviewed and minor corrections made. Since there was no quorum present at this meeting, the minutes were only accepted, not voted on.

7:05 --- Town --- Teresa J Bearup Estate, 39935/937 NYS Rte 12, Clayton, Tax Map # 20.11-2-12.11, in the Agricultural – Rural Residential District. Request for a Simple Minor Subdivision.

The resulting new lot from the subdivision would have 10 acres, plus 360 feet of road frontage; it meets all the requirements. It is right next to the distillery but will have its own driveway. It was noted that this is in the scenic overlay district, so any construction will need some extra planning. The green area by the highway requires a slightly greater setback, and there are some other restrictions.

There is a generic SEQR on file. At 7:11 a **RESOLUTION** was made by Larry Aubertine, 2nd by Paul Heckmann, to approve the subdivision with no conditions attached. Chairman Baril subsequently signed all the maps for the subdivision.

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

7:15 --- Town --- Donald S. Badour, 38632 NYS Rte 12e, Clayton, Tax Map # 20.13-1-44.3, in the Agricultural-Rural Residential District. Request to subdivide property creating property line closer to structure than allowed by zoning ordinance.

This will not be voted on tonight, but Clerk Kim Johnston presented some more information on the property. The existing shop is currently on two parcels; Mr. Badour wants to sell. The ZBA gave a setback variance for the property line. Now Mr. Badour is waiting on a survey, and he may combine a couple of other lots, so he will resubmit an application.

7:25 --- Town --- Scott Kelley, 14352 Grossman Point, Grindstone Island, Tax Map # 12.00-1-37.32, in the Marine-Residential District. Request for Two-Lot Simple Minor Subdivision.

This is more of a lot line adjustment or “administrative subdivision.” Mr. Kelley is trying to move lines to make both lots right. The ZBA already granted a variance for the one lot being only 28,000 square feet rather than the required 30,000 square feet. A generic SEQR is on file.

At 7:39 **MOTION** was made by Larry Aubertine, 2nd by Duane Hazelton, to approve the subdivision.

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

7:30 --- Town --- James & Beverly Messenger-Harris, NYS Route 12e, Tax Map # 19.19-1-4.63, in the Marine-Residential District. Simple Minor Subdivision.

These are undeveloped lots. They are also in the scenic overlay district. The Messengers will probably be selling to each of their neighbors, so there should not be any problems. The newly created lots will meet the necessary standards.

At 7:31 **MOTION** was made by Brian Jones, 2nd by Doug Rogers (sitting in for Preston Lowe), to approve the application as submitted.

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

7:32 --- Town --- Eugene Sorrell, 35290 NYS Route 12, Tax Map # 42.00-1-12.11, in the Agricultural-Rural Residential District. Site Plan Review to Erect Two Boat/RV Storage Buildings.

Gene Sorrell did the presenting. A house is already on the property. He plans to put the buildings in the field behind the house.

Chairman Baril read a letter from Jefferson County Planning concerning this application. The local Board is free to make its own decision, but the County reminded that NYS work permits are required for any work done, as well as a special use permit for a large building. It was determined by the Board that these would be storage buildings, not large buildings, so a special use permit was not necessary.

No other letters or comments had been received concerning this application. At 7:36 Chairman Baril officially opened the public hearing. There were not comments from the audience. At 7:37 **MOTION** was made by Larry Aubertine, 2nd by Paul Heckmann, to close the public hearing. Motion was carried.

The Board continued questioning Mr. Sorrell. According to the application, these would be pole barns, and open for public use. No winterizing will be done there, and no dumping; it will just be cold storage, with no work to be done. For security lighting Mr. Sorrell plans on just a light on the outside of the buildings. He will be extending the current gravel drive. The color scheme will be keeping to natural earth tones. He is not currently considering outside storage, but was encouraged to consider a fence as buffering to conceal outside storage, should he go that route. There will be about 20 feet between the two buildings. Neither one will be heated; both will have just a gravel floor.

Chairman Baril suggested the following conditions:

1. Security lighting should be downcast, low-level lighting.
2. Screening on the street side for possible outside storage. (Not an absolute condition)
3. No maintenance or winterizing; storage only.

At 7:45 **MOTION** was made by Paul Heckmann, 2nd by Doug Rogers (sitting in for Preston Lowe), to approve the application with the above conditions.

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

7:46 --- Pre-application hearing for Blind Bay Associates.

Dennis Weller did the presenting. This application has been reconfigured because the Town of Clayton could not reach an IMA agreement with the Town of Orleans, as the subdivision crossed municipal boundaries. There are still four lots, but now they are all in the Town of Clayton; the property lines will follow the Town line. The driveway will come off Route 12, with deeded access/easements coming off that driveway into each individual lot. The intent is to build the driveway so that the Town can eventually take over. The public hearing for this application will be next month, December.

OTHER BUSINESS

7:55 --- There was a brief discussion of the draft of the new Village zoning ordinance. The Board members were urged to take this home, look it over, and make recommendations to go to the Village Board. Chairman Baril read a note from Mike Bourcy at Jefferson County Planning. The new draft clarifies and simplifies, and uses updated terms, and adds charts and diagrams.

8:07 --- The Planning Board has been looking for new members to bring on as alternates. Ads have been put out. There have been two applications so far. The Board members are to look over the materials given.

OLD BUSINESS

8:09 --- Paul Heckmann brought up the site plan for the Harbor Hotel. He remembered that there was no solid landscaping plan at the time; one was supposed to have been brought to the Board to be approved at a later date, but none was ever brought. He is concerned with the density of the trees planted along the Riverwalk: when mature, they will block out the River view, and that was something that the Planning Board and the Hotel and Krog had specifically been looking to

avoid. Chairman Baril added that they needed to go back and review the entire site plan for other problems, such as the light on the corner of Riverside Dr. and Webb St., which is too bright. Justin Taylor brought up that there has been no talk yet from Krog concerning the townhomes. They had originally been waiting for the town docks to be completed, but Krog is not talking about them yet.

NEW BUSINESS

8:14 --- CEO Ingerson noted that St. Mary's Church wants to pave their parking lot and fix up the sidewalks and curbs. They will need to explore just what they will need. Member Paul Heckmann asserted that they need to submit a site plan; he is especially concerned about drainage being affected by the paving.

8:16 --- More discussion concerning the Badour application.

At 8:23, **MOTION** was made by Paul Heckmann, 2nd by Duane Hazelton, to adjourn the meeting. Motion was carried.

*Respectfully submitted,
Susan Kenney, Recording Clerk*