

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**PLANNING BOARD**  
**December 4, 2014**

The meeting opened at 7:00 p.m. with the following **members present:** Chairman Bud Baril, Larry Aubertine, Paul Heckmann, Preston Lowe, Duane Hazelton, Brian Jones, Doug Rogers, Alternate Fred Bach, Jr., Alternate Dave Crandall. Absent: Alternate John Kehoe.

**Also Present:** ZEO/CEO Richard Ingerson, Zoning Clerk Kim Johnston, incoming Recording Clerk Amanda Shane, Recording Clerk Susan Kenney

**Townspople Present:** Dennis Horton, Norma Zimmer, Jack Stezza, Mary Zovistoski, Matt Morgia, Dennis Weller, Charles Smith, Jim Kenney, Jaime Weinberg, Brad Minnick, Ann Aubertine

Chairman Bud Baril made a number of introductions before getting into actual Board business. First he introduced Amanda Shane, who will be replacing Susan Kenney as Recording Clerk as of January 2015. Then he introduced two new alternates to the Board: Fred Bach, Jr, and Dave Crandall. All were welcomed by the Board. Chairman Baril also wished everyone a Merry Christmas and Happy Holidays.

The Board reviewed the minutes from the November 6, 2014, meeting. Several corrections were made. At 7:11 **MOTION** was made by Doug Rogers, 2<sup>nd</sup> by Larry Aubertine, to accept the minutes as amended. Motion was carried.

**7:12 --- Town --- Blind Bay Associates, off Route 112 near Reed Point Road, Tax Map # 13.13-1-9, in the Marine-Residential District. Four (4) Lot Minor Subdivision.**

Dennis Weller did the presenting. As stated in the pre-application hearing at last month's Planning Board meeting, the proposed property lines of the subdivision have been redrawn and the lots reconfigured so that all four lots are now fully in the Town of Clayton. There will be private drives to each lot, and two access easements. At least one of the driveways runs through the Town of Orleans, but this is not a bone of contention. Since these are all waterfront lots, they are all considered to have "front" access via the water, while the "back" access is by road.

An email was read from the Sayres, neighbors to the proposed subdivision; they are in favor of the project. At 7:16 Chairman Baril opened the application to public hearing. There were no persons present who wished to make any comment, so **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Paul Heckmann, to close the public hearing. Motion was carried.

**MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton, to approve the application.

Aye: Baril, Aubertine, Heckmann, Lowe, Hazelton, Jones, Rogers  
Nay: none                      Abstain: none                      Absent: none

Chairman Baril signed the survey maps for the application.

### **7:19 --- Village --- Pre-application hearing for TI Holdings (the TI Inn)**

Brian Jones did the presenting. The general plan is to renovate the TI Inn, trying to match historical photos of it within reason. A wraparound porch will be added. They are not planning on many structural changes; on the exterior they will replace some windows and doors and redo the exterior finish. On the interior, first floor, they will expand the lobby and revamp the dining area. The kitchen will stay as is.

The second and third floors will contain five hotel rooms each, very similar to what the building has now. The owners are not changing the occupancy, just renovating. There will be minor tweaks done to the hotel rooms, and access made to the deck. There is an exemption granted for no elevator, thereby saving thousands of dollars. Some minor structural changes are needed in the attic area.

The ground floor will be made handicapped accessible through the proposed eating deck, where a lawn exists right now. The original building was built just over the property line in the front; the property line will run through the proposed deck. The DOT has been consulted, and is only concerned with the highway boundary, which is at the sidewalk, at the edge of the proposed deck.

Several questions were asked regarding parking. The building currently only has four parking spots; it may be possible to reconfigure the area at the back of the building to add more. There are currently several parking spaces on the side of the building that are used by the business next door but are at least halfway on the TI Holdings' property. Mr. Jones said that the TI Inn owners are looking at reclaiming their own property and making those spaces run parallel rather than perpendicular to the building. The suggestion was made that they try to come to an agreement with the neighboring business about sharing those spaces, rather than eliminating some of them.

Other questions were asked concerning the kitchen in the back which is in an attached building; Mr. Jones said they will try to blend it in more, at least paint it. A fire sprinkler is needed throughout, but they will be keeping the fire escape. All will be up to code.

It was noted that the dumpsters in the back will need to be shielded. The suggestion was made to use large totes rather than dumpsters; the totes are cleaner and less smelly. Another comment was made concerning the Village Board possibly setting time limits for the operation of outside venues, perhaps 11 p.m. The owner of TI Holdings said that the outside porch will be used for dining, not for drinking, and will be closed well within that tentative time limit.

### **7:53 --- Village --- Pre-application hearing for Clayton Marina**

Brian Jones again did the presenting. One storage building was approved last year and is already built. The owner wants to build another storage barn and has plans for two more. The second barn would definitely be built next spring; the other two could also be as early as that. These buildings are just for storage; there is no sewer or water planned to the buildings.

Mr. Jones has not yet worked on the drainage for this project. He pointed out the graveled ravine running through the property, draining to Route 12. Chairman Baril noted that the drainage will need to be clearly defined, and explanations given of how it will be dealt with.

**8:07 --- Town --- Donald Badour, 38632 NYS Route 12e, Tax Map # 20.13-1-44.3, in the Agricultural-Rural Residential District. Subdivision.**

The map for the Badour application has been reconfigured to meet size and road frontage requirements, and the changes were pointed out to the Board members. **MOTION** was made by Brian Jones, 2<sup>nd</sup> by Duane Hazelton, to approve the application as amended.

Aye: Baril, Aubertine, Heckmann, Lowe, Hazelton, Jones, Rogers  
Nay: none                      Abstain: none                      Absent: none

**OTHER BUSINESS**

The Board discussed the new proposed Village Zoning Law. Questions were raised about home occupations, garages, the Riverwalk C district, unregistered vehicles, and so on. Chairman Baril urged all the members of the Board to make note of all their questions and comments, and these would be passed on to Mike Bourcy at the County level.

At 8:24 Kim Johnston reminded all the Board members to get their training papers in. An explanation of training in general was made to the new alternates.

At 8:26 **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  
Revised by: Amanda Shane, Recording Clerk*