

**APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD
APRIL 2, 2015**

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

Also Present: Zoning Clerk Kim Johnston and Recording Clerk Amanda Shane

Townspople Present: John and Laura Greenizen, Bill Grater, Jeffrey Cohen, and Mary Zovistoski

Chairman Bud Baril opened the meeting with the Pledge of Allegiance.

The board reviewed the minutes from the March 5, 2015 meeting. At 7:02 PM **MOTION** was made by Larry Aubertine, 2nd by Duane Hazelton, to accept the minutes as presented. Motion was carried.

7:02 PM---Town---Frontenac Islanders Inc., Round Island, Clayton, Tax Map #20.07, Block #1, Lot #23.11, in the Marine-Residential District. Two (2) lot subdivision.

Chairman Baril reviewed the application and explained that this proposal had been reviewed in the past. The Matthews family and RIPOA Inc. wish to purchase the land parcels from Frontenac Islanders Inc. It was stated by the board that the balance of ownership of the land belongs to an association. By approving the subdivision it will create legal sized lots. There is a generic SEQR on file.

At 7:04 PM **MOTION** made by Larry Aubertine, 2nd by Paul E. Heckmann to approve the application with the stipulation that the subdivision is joined by a deed. Motion carried.

Aye: Baril, Aubertine, Lowe, Hazelton, Heckmann, Jones, Crandall (sitting in for Rogers)

Nay: None Abstain: None Absent: Rogers

7:04 PM---Town---Jeffrey Cohen, 37417 NYS Route 12, Clayton, Tax Map #31.06, Block #1, Lot #9.2, in the Business District. Site plan review application.

Jeffrey Cohen presented. Cohen would like to create a self-storage building and a 5,000 square foot boat storage structure. The property already has a storage building for boats. The storage building will have 10x20' storage garages and then small units on the ends. There will also be parking for vehicles and trailers that are legal. Chairman Baril questioned what Cohen's intent

was with the existing building. The proposal has plans to enclose the doorways that are open currently and add garage doors on each side of the building. The proposed building will not interfere with view where Greenizen Rd. meets Route 12. Cohen explained that he has dug a ditch in an area on the property where water collects and once more snow melts off he will decide where it needs to be dug out more or not. Brian Jones said that he would like to see the elevation of the property and would like to see a plan of what the building will look like. The map submitted did not suffice as a site plan. Both Chairman Baril and Jones agree that there is a drainage issue on Cohen's property.

Chairman Baril explained that Cohen's property adjoins to a residential area. Houses in the area will want some kind of buffering or screening. There is an existing fence which needs some repairs. It is suggested that some trees or bushes be planted at the end of the driveway. Because the proposal did not include a completed site plan the board went through a check list of what Cohen needs in order to have his proposal approved at a future meeting. The board would also like to see a time line of the project. The following items are what Cohen needs to present to the board:

1. Sketch with contours
2. Stamped engineered site plans
3. Landscape design plans
4. Preliminary drawings of proposed building
5. Anticipated time schedule
6. Type and volume of traffic, contact the DOT
7. Hours of operation
8. Delineate type of storage
9. Security lighting

It was also suggested that if Cohen plans to sell boats from his property, he include the location in the site plan so that it will not become a problem in the future. As well, if Cohen would like to winterize boats and do repairs he must consult with the DEC. Also, the board would not like to see the property become a junk yard and suggested the debris around the property be cleaned up.

There was board discussion about the property line and the business district. They also discussed the water runoff and suggested Cohen talk to the head of the DPW and see if he could help.

7:57 PM Chairman Baril read a letter from the Jefferson County Planning Board. The Jefferson County Planning board stressed that Cohen should contact the DOT about the water runoff and drainage on his property. They also suggest that the local board require more information about the water. He should also define what his self-storage will be and suggest that the lighting not bother the residents in the area. In addition, there should be a site plan that shows buffering, parking, and the removal of junk and vehicles.

8:02 PM Chairman Baril opened the public hearing.

John Greenizen spoke on behalf of himself and other residents on Greenizen Road. He presented a letter from Joe Netto, Sr. which addressed concerns about Cohen's proposal, old vehicles and junk on the property, and fear of the business turning into a junk yard. Greenizen also represented homeowners across from Cohen's property who often face flooding from runoff of Cohen's property. He went on to explain that there are several things that he would like to know regarding the proposal including height of buildings, type of lighting, when the lighting will be used, where will the driveway be, and what will the traffic be like. He stressed that there are numerous children that live in the neighborhood. Also, there is a concern about the wells of the homeowners due to possible oil leakage from the vehicles on the property.

At 8:15 PM **MOTION** was made by Preston Lowe, 2nd by Larry Aubertine to adjourn the public hearing until May 7th. Motion carried.

8:17 PM ---Village--- Daniel H. McCollister, 610 Riverside Drive, Clayton, Tax Map #20.38-1-4.1, in the Riverwalk-B District. Pre-application.

Bill Grater did the presenting. The Zoning Board of Appeals approved a use variance to construct a three (3) story residential building in the Riverwalk B district. Grater presented a sketch of the proposed building and explained that the facade will match downtown and parking will be beneath the building. There will be six (6) units at approximately 1,700 square feet total and six (6) parking spaces. There will be only one connection for utilities for the building and Mr. McCollister owns a fire hydrant which is functional in the tree line along Bella's. The building will have a sprinkler system.

Chairman Baril discussed leaving some open space on either side of the structure to appease the LWRP. Leaving some space will give others a view down to the river.

8:34 PM **MOTION** made by Preston Lowe, 2nd by Larry Aubertine to adjourn the meeting. Motion carried.

*Respectfully Submitted,
Amanda Shane, Recording Clerk*