

**APPROVED**  
**JOINT TOWN / VILLAGE OF CLAYTON**  
**PLANNING BOARD**  
**August 6, 2015**

The meeting opened at 7:02 p.m. with the following **members present:** Chairman Bud Baril, Larry Aubertine, Duane Hazelton, Alternate Dave Crandall, Doug Rogers and Alternate Fred Bach, Jr **absent:**. Preston Lowe, Paul E. Heckmann, Brian Jones, Alternate John Kehoe

**Also Present:** Zoning Officer Richard Ingerson and Recording Clerk Amanda Shane

**Townspople Present:** Mary Zovistoski, George Bowes, and Stephen Rolfe

Chairman Bud Baril opened the meeting with the Pledge of Allegiance. Chairman Baril stated Dave Crandall will fill in for Paul E. Heckmann and Fred Bach, JR. will fill in for Brian Jones.

The board reviewed the minutes from the July 2, 2015 meeting. At 7:04 PM **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton, to accept the minutes as amended. Motion was carried.

**7:05 PM—Town—Wendell Yerdon, Hart Road, Clayton, Tax Map #52.00, Block #1, Lot #18.21, in the Agricultural Rural-Residential district. Simple minor subdivision.**

Stephen Rolfe was present to represent Wendell Yerdon. Chairman Baril stated there is generic SEQR on file and the property meets all criteria. At 7:06 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Fred Bach, Jr. to approve the application as presented. Motion carried.

**Aye: Baril, Aubertine, Hazelton, Bach, Jr. , Crandall, and Rogers.**

**Nay: None                      Abstain: None                      Absent: Lowe, Kehoe, Heckmann, and Jones**

**7:07 PM –Town—Milton and Flora Wiltse. In the Agricultural Rural Residential District. Simple Minor Subdivision.**

George Bowes was present to serve as the agent. The property is located in the AIR district and the board reviewed a map of the property. Chairman Baril stated there is a generic SEQR on file.

At 7:09 PM **MOTION** made by Doug Rogers, 2<sup>nd</sup> by Larry Aubertine to approve the subdivision as presented. Motion carried.

**Aye: Baril, Aubertine, Hazelton, Bach, Jr. , Crandall, and Rogers.**

**Nay: None                      Abstain: None                      Absent: Lowe, Kehoe, Heckmann, and Jones**

**7:10 PM—Town—Sandgate, LLC., 37115 County Route 4, Clayton, Tax Map #30.00, Block #2, Lot #45, in the Agricultural Rural Residential District. Site plan review application.**

Chairman Baril discussed with the board that the facility will be used to store boats and potentially vehicles. There will be no maintenance performed on the property and explained that Chris Matthews owns the property. The board members reviewed photos of the building. All services on boats will be performed at the marina.

At 7:15 PM Chairman Baril opened the public hearing and completed the SEQR.

At 7:19 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Doug Rogers to declare a negative declaration. Motion carried. At 7:21 PM **MOTION** made by Duane Hazelton, 2<sup>nd</sup> by Doug Rogers to close the public hearing. Motion carried.

Chairman Baril explained to the board that there will be no changes made to the property and the existing lighting will be used. Matthews will have to meet with Zoning Officer Richard Ingerson regarding sign approval. Dave Crandall discussed that the map presented did not have contour lines shown because the property has an existing structure. It was discussed at the meeting that the applicant should be required to present an updated survey with contour lines. The board allowed the application without the contours because there has been no change to the property and similar use. At 7:26 PM **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Fred Bach, Jr. to approve the application with conditions as noted. Motion carried.

**Aye: Baril, Aubertine, Hazelton, Bach, Jr. , Crandall, and Rogers.**

**Nay: None**

**Abstain: None**

**Absent: Lowe, Kehoe, Heckmann, and Jones**

The following conditions are requested by the board:

1. All service operations will be completed off site
2. No winterizing of boats or other vehicles on the property

**Old Business:**

There are new village zoning and all board members should receive a copy. At 7:26 PM Chairman Baril read a letter from Dennis Horton of the Clayton Marina. He wrote a letter stating that the marina is holding off on construction until Spring 2016. He is also seeking approval for 3 additional buildings. The Planning Board did not have any problems with Horton's request to wait until spring. The board members are ok with the request as long as the site plan does not change and remains as previously approved. If there are any changes to the site plan, the Clayton Marina must return to the Planning Board.

The Potsdam conference is coming up and anyone can attend to obtain training hours that are required.

At 7:31 PM **MOTION** made by Doug Rogers, 2<sup>nd</sup> by Duane Hazelton to adjourn the meeting. Motion carried.

*Respectfully Submitted,  
Amanda Shane, Recording Clerk*