

**APPROVED  
JOINT TOWN / VILLAGE OF CLAYTON  
PLANNING BOARD  
JANUARY 7, 2016**

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

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

**Townspople Present:** Mary Zovistoski, Myrna Carter, Donna Dundon, Linda Brown, Don Lingenfelter, Angela Seymour, Randy and Bobbie David, Michael Aubertine, Joan Varsics, Jody Garrett, Scott LaClair, and Tom Bogenschutz

Chairman Bud Baril called the meeting to order at 7:00 PM and stated Fred Bach, Jr. would sit in for Duane Hazelton and Dave Crandall would sit in for Brian Jones.

The board reviewed the meeting minutes from the December 3rd meeting and corrections were made. At 7:04 PM **MOTION** made by Paul E. Heckmann, 2<sup>nd</sup> by Fred Bach, Jr. to approve the meeting minutes as amended. Motion carried.

**7:05 PM—Town—Bayside Marina**

Chairman Baril explained the changes to the agenda. Jeffrey Cohen's lawyer had called stating they did not feel they had adequate information for the board and will attend February's meeting.

At 7:09 PM **MOTION** made by Doug Rogers, 2<sup>nd</sup> by Preston Lowe to adjourn the public hearing to the February 4<sup>th</sup> meeting. Motion carried. **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Preston Lowe to adjourn the public hearing. Motion carried.

The hearing for the Fairview Manor was also postponed and will be advertised for a future date.

**7:12 PM—Town—Randy David, Pelo Road, Clayton. Pre-application for a site plan review.**

Randy David did the presenting. He has an existing structure with approval to be agricultural. He would like to use the structure to sell goods such as honey, syrup, pumpkins, etc. Board members reviewed photos and maps of the property and discussed where parking would be located. There will be no new grading and there is existing signage. There will be no additional lighting or change to the site. Chairman Baril reviewed with the Board that parking and lighting are sufficient, and sales will be completed in an enclosed existing structure that must meet building code requirements for a business. The hours of operation are being proposed for 10:00 AM- 5:00

PM. The board asked Randy David to submit required paperwork and schedule the public hearing. At 7:22 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Dave Crandall to waive the requirements of a topographical survey and meets and bounds. Motion carried.

**7:23—Village—Clayton Dental Office, Graves Street, Clayton. Pre-Application for site plan review.**

Scott LaClair did the presenting. The proposal is for an addition on to the existing Clayton dental office. There will be an addition for a new main entrance on the south side and a conference room addition on the east side. There is already approval for an expanded parking lot based on the original site plan. The existing parking lot meets and exceeds what is required for expansion. There will be no changes in lighting except for maybe an additional light in the rear to the benefit of the employees. There will be a slight change in the grade to accommodate handicap parking. The building meets required setbacks and a drainage survey will be unnecessary. The board asked that the dimensions of the site plan be included. At 7:30 PM **MOTION** made by Dave Crandall, 2<sup>nd</sup> by Preston Lowe to waive an updated topographical map and drainage survey. Motion carried.

**New Business:**

Meeting minutes from the June 4<sup>th</sup> meeting were reviewed. The Board discussed that the term “condos” is inappropriately used and the board voted to amend the minutes. At 7:43 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Fred Bach, Jr. to amend the June 4<sup>th</sup>, 2015 meeting minutes to read “units” instead of “condos”. Motion carried.

Chairman Baril discussed the Boards previous recommendation for changes in zoning. The sections of concern were agricultural uses, AIR district, and MR district (specifically house boats). Chairman Baril recommended to send the recommendations back to the Town Board for review.

At 7:41 PM **MOTION** by Larry Aubertine, 2<sup>nd</sup> by Doug Rogers to adjourn the meeting. Motion carried.

*Respectfully Submitted,*

*Amanda Shane, Recording Clerk*