

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

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

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

**Townspeople Present:** Dan Murdie, Jim Moscato, Jeff Reinkemeyer, Donna Patchey, Melissa Storandt, Kim LaRose, Lori Klock, Craig Klock, Joe LaRose, Tim LaRose, Norma Zimmer, Joan Varsics, Billy Bentley, Clayton Ferguson, Gary Parker, Jonathan Taylor, Jeremy Kellogg, Jeff Cohen, Barbara Keil, Gunther Schaller, Don Lingenfelter, Linda Brown, Cindy Grant, Fred Matthews, Pam McDowell, and Art and Gayle Cady.

Fred Bach, Jr. opened the meeting at 7:00 PM.

The meeting minutes from the March 30<sup>th</sup> meeting will be reviewed at the April 19<sup>th</sup> meeting.

At 7:03 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Dave Crandall to approve the March 3<sup>rd</sup>, 2016 meeting minutes as amended. Motion carried.

**7:04 PM—Town—Atlantic Wind, LLC, application to place a wind measurement towers on property belonging to the Parker Henry Group, LLC and Gay Parker**

Iberdrola provided updated applications with the requested dimensions. At 7:07 PM Fred Bach, Jr. opened the public hearing.

Gunther Schaller addressed the Board regarding the Attorney General approving a new Code of Conflict Agreement. He questioned if it would pertain to Iberdrola and the met towers.

At 7:09 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Paul E. Heckmann to close the public hearing. Motion carried.

Fred Bach, Jr. announced that the Board reserved their decision until the May 2016 meeting. The Board would like to take some time to investigate the information regarding the application further. Some board members agreed that the assessment is inconsistent. Jim Moscato of Iberdrola explained they should be exempt from SEQR and treated like a Type II action. He went on to explain that the met tower is a permitted use; they meet the set criteria and it is complementary to the area. He asked the board if they would consider holding a special meeting

in one week to review the application again. The board decided to wait until the May meeting so that Chairman Doug Rogers can be present and Paul E. Heckmann and Duane Hazelton who were both excused from the previous meetings can have time to review the application. The Planning Board has 62 days to make a decision on the application after the public hearing is closed.

At 7:19 PM **MOTION** made by Dave Crandall, 2<sup>nd</sup> by Brian Jones to table their decision until the May 5, 2016 meeting. Motion carried.

**Aye: Aubertine, Jones, Lowe, Fred Bach, Jr., Hazleton, Heckmann, and Crandall (sitting in for Rogers)**

**Nay: None**

**Abstain: None**

**Absent: Rogers**

**7:20 PM—Town—Atlantic Wind, LLC, 17104 County Route 12, Tax Map #52.00, Block #1, Lot #19.21, in the Agricultural-Rural Residential District. Application to place a wind measurement tower on property belonging to Fred Matthews**

The application was presented at the March 2016 meeting. At 7:22 PM Fred Bach, Jr. opened the public hearing. Cindy Grant asked the Board if they were aware that there are lidars on the property. Jeff Reinkemeyer and Dan Murray explained that there are lidars on the property and they are used to check validity of met towers. They contain a fuel cell that is run by propane to power it. There is no permit needed to have lidars on the property because they are not considered a structure.

At 7:27 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton to close the public hearing. Motion carried. At 7:29 PM **MOTION** made by Dave Crandall, 2<sup>nd</sup> by Larry Aubertine for the Board to table their decision until the May 5, 2016 meeting. Motion carried.

**Aye: Aubertine, Jones, Lowe, Fred Bach, Jr., Hazleton, Heckmann, and Crandall (sitting in for Rogers)**

**Nay: None**

**Abstain: None**

**Absent: Rogers**

**7:30 PM—Town—The Shore Birds, LLC, 40263 State Route 12, Clayton, Tax Map #20.07, Block #2, Lot #34, in the Marine-Residential District. Application for a two lot subdivision.**

Melissa Storandt presented the application to the Board. She explained that they would like to build a house on lot 1 and need the subdivision in order to get the loan.

At 7:32 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Duane Hazelton to approve the subdivision as presented. Motion carried.

**Aye: Aubertine, Jones, Lowe, Fred Bach, Jr., Hazleton, Heckmann, and Crandall (sitting in for Rogers)**

**Nay: None**

**Abstain: None**

**Absent: Rogers**

**7:34 PM—Village – Matthew Turcotte, Clayton, Pre-application for site plan review to build a storage facility business**

Scott Weston presented to the Board. Matthew Turcotte would like to construct a storage facility business on the property presented. He already has several other storage facility businesses around the area. Stamped plans were presented to the board. The drawings did not include a topo but there is only a slight grade. He plans to keep the area gravel and will not remove the vegetation. The Board requested to see a topo map so they have an idea how the drainage flows and how to protect the creek at the rear of the property. There will be an office but it will only be used for maintenance. There will be some low growing shrubs planted and the structure will be earth tones. Signage will be at the front entrance. The board suggested Matthew Turcotte come back to the board with a drainage plan, some spot elevations, proposed spacing for shrubbery, and proposed pine trees.

**7:46 PM—Village – Islander Marina LLC, 500 Theresa Street, Clayton, Tax Map #20.46-2-1, in the Marine Development District. Site Plan Review.**

Jonathan Taylor did the presenting. The Islander Marina is seeking pre-approval pending an area variance for town houses and yoga studio. They plan to create a townhouse association and with a subdivision the townhouses would be on their own separate parcel. With an association all the townhouse owners will own the parcel together and will pay dues. The Board discussed what the required footage is for each unit. The parcel will meet the required footage but the individual units will not.

There is an existing transformer and fuel on the property. They will be requesting some side yard variances to utilize the existing utilities. There will be adequate parking for townhouses, yoga studio, lodge, and dockage. Parking for the townhouses will be under the units with a two car garage. Drawings of the property, structures, and parking was presented. The yoga studio will have a mechanical room underneath and will be elevated on piers. There will be a ramp and stairs to the entrance.

There will be no winter boat storage on site and the existing dumpster will stay. The board asked that the dumpster be shown in the site plan with some kind of enclosure. There is an existing 24' curb cut that is adequate for 2 vehicles. All parking presented was 8'x18' and the required 24'

aisle requirement was met. The aesthetics for the townhouses is contemporary but still historic to match the surrounding area.

The Board suggested making sure that the utility room in the bottom of the yoga studio be above the floodplain. Each townhouse unit will have its own mechanical room. The board asked that when the Islander Marina returns that the site plan shows where the utilities are located. The Board held a discussion regarding parking and making the spots 9'x18'. The parking lot will not be paved or lined.

The Board asked that the Islander Marina LLC return with the following items: building dimensions, layout of utilities, updated parking with 9'x18' parking spots, existing signage, and size and location of the "River Yoga" sign. The public hearing and SEQR will be completed at the April 19<sup>th</sup> meeting.

**8:30 PM—Village—Bayside Marina, Jeffrey Cohen, Bayside Marina, 1061 State Street, Clayton, Tax Map #20.62-1-9, in the Marine Development District. Application for Site Plan Review.**

Fred Bach, Jr. visited Jeffrey Cohen's property and met with Vance Carpenter and Cohen. The site plan presented was incomplete. The fence and property lines were missing from the new drawing. The topographical map was provided. The Board explained that the drawings do not depict the end product.

At 8:42 PM **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Fred Bach, Jr. to adjourn the public hearing until the May 5, 2016 meeting due to the application being incomplete. Motion carried.

**Aye: Aubertine, Jones, Lowe, Fred Bach, Jr., Hazleton, Heckmann, and Crandall (sitting in for Rogers)**

**Nay: None**

**Abstain: None**

**Absent: Rogers**

At 8:45 PM **MOTION** made by Fred Bach, Jr., 2<sup>nd</sup> by Duane Hazelton to adjourn the meeting. Motion carried.

*Respectfully Submitted,  
Amanda Shane, Recording Clerk*