

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD MINUTES
May 5, 2016

The meeting was opened at 7:00 p.m. with the following members present: Chairman Doug Rogers, Paul Heckmann, Duane Hazelton, Larry Aubertine, Co-Vice Chair Brian Jones, Alternate Dave Crandall (sitting in for Preston Lowe), Absent: Fred Bach

Also present: ZEO Richard Ingerson, Assistant ZEO Kim Johnston, Recording Clerk Janet Sullins

Townspople Present: Linda Brown, Don Lingenfelter, Cindy Grant, Donna Patchen, Joan Varsics, Pam McDowell, Matthew Turcotte, Amy Turcotte, Jeffrey Cohen

Although Preston Lowe came, he left as soon as Dave Crandall came in and he was asked to sit in for Mr. Lowe.

Chairman Rogers opened the meeting with the Pledge of Allegiance. The Board reviewed the minutes from the last meeting; Chairman Rogers was not present at that meeting. Mr. Crandall asked for the stenographer's notes for the special meeting April 19, to be reviewed before the May 11 meeting. Otherwise, **Motion** made by Larry Aubertine, 2nd by Paul Heckmann, to accept the minutes. Motion was carried.

7:05 - Chairman Rogers apprised the board of an upcoming Land Use Workshop at JCC on May 25th, if anyone wanted to go or needed additional education units. If so, see Kimberli for an application.

A new alternate has been found to fill Fred Bach's unexpired alternate term. Tyler Forger plans to be at the next meeting. Please give him any paperwork necessary to bring him up to speed.

He gave a brief rules for public meetings. Filling a form to speak is optional as is signing in, but if you wish to speak, at least give us your name for the record. He is going to change the order of the agenda tonight as some people are here, and some not.

7:10 --- Town --- Nancy Bond, 12311 House Road, Clayton, Tax Map # 30.00-3-30.1, in the Agricultural-Rural Residential District. Public Hearing for a Simple Minor Subdivision

Dave Timmerman spoke, as he is the one who wishes to purchase the lot from Ms. Bond. All lots are conforming.

At 7:11 **Motion** made to open Public Hearing by Larry Aubertine, 2nd by Brian Jones
There is a generic SEQR on file. As no one wishes to speak, **Motion** to close the Public Hearing by Larry Aubertine, 2nd by Paul Heckmann. Motion carried.

At 7:12, Chairman Rogers asked for a motion to approve the subdivision. **Motion** made by Larry Aubertine, 2nd by Brian Jones. All Ayes. Motion carried.

7:13 --- Village --- Grindstone Group, LLC (Matthew Turcotte), Old State Rd., Tax Map # 20.71-1-2.22. in the Business District. Public Hearing to consider Site Plan Review for the construction and operation of a commercial storage facility.

Mr. Turcotte wishes to construct a 52-unit building on the property, with a stand-alone office, and as shown by previous facilities built, it would blend in with the landscape and have trees and shrubs around it and a sign of no more than 18 sq.ft. by the road, with possibly smaller signs to make it no more than the allowed 24 square feet. It would be on a gravel base with paved entrances so as to keep the gravel contained. A letter from Jefferson County Planning had asked that the space between buildings be 30 feet, not the presented 25. Dave Crandall asked about tree spacing, as the nearest neighbor would probably like to have some privacy now, rather than wait for it to grow in. Possibly 8 feet between, depending on the type of tree selected.

Chairman Rogers asked if there had been a pre-approval meeting, and there had been. There will be electric, but no water; hours of operation will be 24/7, unattended, with appointments to meet with clients. There is no fencing.

The letter from Jefferson County said it was of local concern, but that if they were disturbing an acre or more, then a plan for stormwater/runoff to be sent to them. The parcel is flat with no runoff, and the gravel would allow rain to soak in.

As presented, there would be no need to go before the Zoning Board of Appeals.

At 7:26 Motion was made by Larry Aubertine, 2nd by Dave Crandall to open the Public Hearing. As no one was there to speak, Chairman Rogers proceeded with SEQR. **Motion** made by Larry Aubertine, 2nd by Dave Crandall to make this a negative declaration. Carried.

At 7:33, Motion made by Larry Aubertine, 2nd by Dave Crandall to close the Public Hearing. Motion made by Dave Crandall, 2nd by Larry Aubertine to approve the plan as presented w/conditions (signage, change in spacing for landscaping). Motion carried.

Chairman Rogers stated that, since a local law has been passed declaring a six-months moratorium on wind energy facilities, the board cannot go forward with any applications for site plans for towers, so three of the items on tonight's agenda will not be addressed.

7:38 --- Village --- Jeffrey Cohen/Bayside Marina, 1061 State Street, Clayton, Tax Map #20.62-1-9, in the Marine-Development. Public Hearing for Site Plan Review for Change of Use from a Commercial Storage/Boating Facility to a Seven (7) Unit Apartment Building.

Discussion tonight focused mainly on the change of parking: he was asked to revise to eliminate spaces by the street and in the line of site of neighbors' houses. Larry Aubertine asked for clarification on parking at the rear of the building and grade of slope as far as runoff would be concerned.

Mr. Jones was concerned about snow and ice falling onto cars (and people) in front of building. Although Fred Bach was not able to attend, he had told Mr. Ingerson that he was fine with the prints being shown tonight.

The new plans also showed rear fencing, and that he eliminated some parking in the front.

Mr. Crandall's main concern is that it does not conform to the look of the rest of the neighborhood. There are 42 residences and only 4 businesses. He said it is a residential street and that Mr. Cohen's plan is inconsistent with the Comprehensive Plan. He was told that any building design would be approved by the Zoning Board.

Everyone seemed to want to see the whole application and/or a full set of engineered plans. Mr. Ingerson said that he has given them everything as he gets them and also sends them to the County.

A neighbor, Mr. Lingenfelter, said he has been coming to meetings on this and other projects for eight years, and he wants to tie up some loose ends:

Will there be kayaks in the front yard? What about maintenance of the current fence in the rear?

He did commend the board for trying to keep the neighborhood visually appealing. As far as the revised parking spaces being out of the line of site, what's to stop Mr. Cohen from letting people back up onto the lawn to park (this is a code enforcement question, not for the Planning Board)

Lastly, there is a pile of gravel out in front now. Where does he plan to use that? For the parking spaces he removed?

Most of these are also concerns of members of the board.

Another neighbor, Joan Varsicks, said she emailed the board a different plan that Mr. Cohen gave her that is different from what he brought. And, it includes another building that was not in the plans tonight (but was in a previous plan). This is something he will have to come back and ask for another variance. She also showed a letter from March regarding where stakes were placed, from surveyor, and that other house he added later.

At 8:45, Chairman Rogers did SEQR, after which he asked for a Negative Declaration to be declared. Motion made by Larry Aubertine, 2nd by Paul Heckmann.

Aye: Rogers, Hazelton, , Jones, Heckmann, Aubertine,

Nay: Crandall

Abstain: none

Absent: Bach

Motion to close Public Hearing by Larry Aubertine, 2nd by Dave Crandall

Voting is on Overall site plan from 3-3-2016, sheets 3+4 dated 1-28 and 3-22

At 9:05 **Motion** was made by Larry Aubertine to approve with the following conditions and with deleting that new site.

Conditions:

Privacy fence and deck

No Kayaks in front yard beyond setback line

Maintenance to existing fence

No parking beyond line of sight or in access area

Move pile of gravel

Plan should show all finished pavement edges

Continue the swail or prevent existing and new additional drainage to adjacent neighbors;
Direct toward French Creek
Exclude modification to home rental site
Exclude additional unit (separate application required)
Delete new site in SW corner (Rental site labeled new on plan)

See Attachments

9:05- **Motion** by Larry Aubertine to approve with conditions and with deleting new site mentioned above. 2nd by Brian Jones

Aye: Rogers, Hazelton, Jones, Heckmann, Aubertine
Nay: Crandall

Abstain: none

Absent: Bach

Other business: Paul Heckmann wanted to briefly mention the Fairview Manor meeting coming up on the 11th. Richard suggested putting together a list of questions beforehand.

At 9:22, Chairman Rogers asked for a motion to adjourn this meeting. **Motion** made by Duane Hazleton, 2nd by Brian Jones. Motion carried.

*Respectfully submitted,
Janet Sullins, Recording Clerk*