

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD
September 1st, 2016

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

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

Townpeople Present: Norma Zimmer, Matt Morgia, Howard Lyndaker, Patricia Kendall, Donna Smith, Walter Gandziel, Julie Donnelly, Nick Donnelly, and Mark Lavarney

Alternate Dave Crandall will sit in for Brian Jones.

At 7:01 PM **MOTION** made by Larry Aubertine 2nd by Duane Hazelton to approve the August 4th meeting minutes as amended. Motion carried.

Communications:

Chairman Doug Rogers announced there will be a workshop on September 20th at JCC. He also stated he sent out a copy of the Comprehensive Plan draft to all members. There will be a public hearing held on September 19th at 6:00 PM at the Municipal building.

The Board discussed holding a special meeting regarding the proposed wind law. Chairman Rogers will notify the Board once a meeting is scheduled.

7:10 PM—Town—James M. Matthews, Brown Road, Clayton, Tax Map #11.00, Block #1, Lot #47.3, in the Marine-Residential district. Simple Minor Subdivision.

This application is a simple minor subdivision and lot line adjustment. Zoning Officer Richard Ingerson provided maps of the property. The applicant is adding .08 acres to his lot so he can install a garage. There is no public hearing required and a generic SEQR is on file.

At 7:12 PM **MOTION** made by Preston Lowe, 2nd by Dave Crandall to approve the application as presented. Motion carried.

Aye: Hazelton, Rogers, Lowe, Bach, Aubertine, Aubertine, and Heckmann

Nay: None

Abstain: None

Absent: Jones and Bach

7:13—Town—Wendell Yerdon, 17364 Hard Rd, Clayton, Tax Map #52.00, Block #1, Lot #18.21, in the Agricultural Rural-Residential District. Simple Minor Subdivision.

elevator and additional restroom downstairs. Grading and spot elevations have been submitted and the existing side walk will remain. There were several concerns regarding a steep drop from the divider in the parking lot. The curb is remaining the same, just being moved over.

At 7:50 PM **MOTION** made by Larry Aubertine, 2nd by Duane Hazelton to open the public hearing. Motion carried.

Chairman Roger completed SEQR Part B at 7:51 PM. At 7:57 PM **MOTION** made by Larry Aubertine, 2nd by Duane Hazelton to declare a negative declaration. At 7:57 PM **MOTION** made by Dave Crandall, 2nd by Larry Aubertine to close the public hearing. Motion carried.

At 7:57 PM **MOTION** made by Larry Aubertine, 2nd by Preston Lowe to approve the application as presented with the condition that the application obtains approval from the ZBA before their signage is installed. Motion carried.

Aye: Hazelton, Rogers, Lowe, Bach, Aubertine, Aubertine, and Heckmann

Nay: None

Abstain: None

Absent: Jones and Bach

7:58—Village—Clayton Improvement Association, 909 & 913 Strawberry Lane, Clayton, Tax Map # 20.55-1-54.14 and 20.55-1-54.7, in the Neighborhood-Residential District. Special Use Permit.

The Clayton Improvement Association (CIA) would like to construct a parking lot behind their building on Strawberry Lane to accommodate parking for the health office. Chairman Rogers stated the application was advertised and waived the pre-application. Matt Morgia did the presenting. There will be 19 additional spots created and draining will be in the rear of the lot leading to an existing drain. A new larger pipe will be installed to reduce any runoff and drainage onto neighbors' properties. There will be 3 down-facing lights in the parking area. Drainage and snow removal was discussed and it was suggested to provide buffering for the neighbors.

At 8:17 PM **MOTION** made by Preston Lowe, 2nd by Larry Aubertine to open the public hearing. Motion carried.

Mr. Gardsell addressed the board explaining the area between the proposed parking lot and his property is always wet and he would like to see some buffering to keep noise down and to keep his property from decreasing in value. He stated he's worried the excessive water will cause damage to his fence. The Donnelly's also have property that borders the proposed parking lot. They expressed their concern over the lighting and lack of privacy.

Donna Smith expressed her concern over the parking lot lights being on all night and the need for curb stops to keep cars from going into her yard. She also asked for buffering for the neighboring properties.

The Vice Chair of the CIA explained that a study was conducted that revealed with new doctors and staff, the clinic is short 30 parking spaces.

The Board discussed sufficient buffering and having the lighting on a timer. It was stated there are no security issues in the parking lot and that the lights are needed only to provide adequate lighting for the employees at the clinic.

At 8:41 PM Chairman Rogers completed SEQR. At 8:44 PM **MOTION** made by Paul E. Heckmann, 2nd by Preston Lowe to close the public hearing. Motion carried. At 8:44 PM **MOTION** made by Larry Aubertine, 2nd by Duane Hazelton to declare a negative declaration. Motion carried.

At 8:43 PM **MOTION** made by Preston Lowe, 2nd by Paul E. Heckmann to approve the application with the following conditions:

1. Install a timer on the parking lot lights. Lights may turn on at 6:00 AM and be turned off no later than 9:00 PM.
2. Provide a drainage analysis.
3. Landscaping and screening to be completed. Deciduous trees that are no shorter than 12' should be planted.
4. Curb stops should be installed on the end of parking lot near the cottages

Motion carried.

Aye: Hazelton, Rogers, Lowe, Bach, Aubertine, Aubertine, and Heckmann

Nay: None

Abstain: None

Absent: Jones and Bach

At 8:55 PM **MOTION** made by Larry Aubertine, 2nd by Preston Lowe to adjourn the meeting. Motion carried.

Respectfully Submitted,

Amanda Shane, Recording Clerk