

DRAFT
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD
May 4th, 2017

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

Also Present: Zoning Officer Richard Ingerson and Recording Clerk Kimberli Johnston

Townsppeople Present: Kathy Laclair, Henry Laclair, Robert Busler, Mary Zovistoski, Michael Casselman, Jim Schnauber and Jim Picunas

Alternate Dave Crandall will sit in for Larry Aubertine

At 7:00 PM **MOTION** made by Duane Hazelton, 2nd by Paul E. Heckmann to approve the February meeting minutes as presented. Motion carried.

Communications:

Chairman Rogers discussed his training in New York City in January at the Association of Towns Conference. He shared with the board on a few classes he attended and how they benefited Clayton and the other PB members.

After attending the Ethics course at the Tug Hill Conference last month, Brian Jones has decided it is the best interest of the Town of Clayton, Planning board and his business as an owner of Aubertine and Currier to resign as a PB member as of June 1st. This also comes with the guidance from attorney Joe Russell. The board expressed their appreciation to Brian for his service these past few years.

Chairman Rogers welcomed Michael Ingerson to the board. With the resignation of Brian Jones the board would seek to nominate new incoming member Michael Ingerson to fill Brian Jones term. With Michaels acceptance of this Chairman Rogers will submit the correspondence to the Town and Village boards for approval. The Planning Board and the Zoning Board are both actively seeking alternate members.

Paul E. Heckmann updated the board on the progress of the Wind Advisory Committee. They are working on a law that will mesh well with the Comprehensive Plan.

7:22 PM—Town—Sylvia Shoultes, 40560 Head Island Rd, Grindstone, Clayton, Tax Map #19.00-1-15.1, in the Marine Residential and Agricultural Island Residential Districts. Simple Minor Subdivision.

Sylvia requested her lot to be a simple minor subdivision with a lot line adjustment. Approximately 15 to 20 acres will be combined with her parent parcel the remainder 99.6 acres she would like to sell. She would also like to deed 1 care to Mark Reff an adjoining neighbor. Sylvia stated there is a road that goes through her parcel that will remain. Chairman Rogers asked if there were any TILT easements on this property that could be affected. Sylvia stated that she does have easement but before she sells TILT will need to be contacted and she is fully aware of that.

At 7:22 PM **MOTION** made by Paul Heckmann, 2nd by Duane Hazelton to approve the application as submitted. Motion carried.

7:23 PM—Town—Menno Hostetler, Woodard Road and Herbrecht Road, Clayton, Tax Map #52.00-1-29.1, in the Agricultural Rural Residential District. Simple Minor Subdivision.

Robert Busler from Lafave, White and McGivern was here to present the submitted application. Rob stated that the majority of the subdivision was in the Town of Orleans with the remainder in the Town of Clayton. With this being a two lot subdivision Menno would like to divide the land equally between two sons, thus creating 2 family farms instead of one.

At 7:32 PM **MOTION** made by Preston Lowe, 2nd by Fred Bach to approve the application as submitted. Motion carried.

Aye: Hazelton, Rogers, Jones, Bach, Crandall, Lowe, and Heckmann

Nay: None

Abstain: None

Absent: Aubertine and Forger

7:32 PM—Town—Gerald and Kathryn Ingerson, 15322 Heritage Drive, Clayton, Tax Map #20.18-1-14.3, in the Agricultural Rural Residential District. Simple Minor Subdivision.

Gerald along with Robert Busler of Lafave, White and McGivern were here to discuss the simple minor subdivision. Gerald stated years ago these parcel were all subdivided out into lots but over the years they were deeded back together. These will all be 3.33 acres approximately.

At 7:40 PM **MOTION** made by Paul Heckmann, 2nd by Duane Hazlton to approve the application as submitted. Motion carried.

Aye: Hazelton, Rogers, Jones, Bach, Crandall, Lowe, and Heckmann

Nay: None

Abstain: None

Absent: Aubertine and Forger

7:41 PM—Town—James Schnauber, County Route 4, Clayton, Tax Map #30.00-2-21.4, in the Rural Residential 1 District. Simple Minor Subdivision.

James stated this is a simple minor subdivision with a lot line adjustment. One lot will be approximately 29 acres and the other lot will be approximately 38.75 acres. Neighbors were there to see the subdivision maps. A few neighbors were concerned as to where people could build or if they could build directly behind them. James stated that with the TILT easements on the property there is only a certain area that is able to be built on and it would not be right behind the other property owners.

At 7:46 PM **MOTION** made by Paul Heckmann, 2nd by Brian Jones to approve the application as submitted. Motion carried.

Aye: Hazelton, Rogers, Jones, Bach, Crandall, Lowe, and Heckmann

Nay: None

Abstain: None

Absent: Aubertine and Forger

7:47 PM—Village—Bella’s Matthew Hardy, 602-604 Riverside Drive, Clayton, Tax Map #20.38-1-7, in the Riverwalk-B District. Pre-application for a Site Plan Review.

Fred Bach is the current agent for the project. Doug Rogers will review the LWRP and the county application will need approvals. Fred stated he would be going to the next scheduled Village Board meeting to ask if the Riverwalk could extend to the Bella’s Patio. The Public hearing for Hardy and Bella’s will be June 1st at 7pm.

The board discussed the pre-application drawing presented by Fred Bach. Fred will present more detailed information at the public hearing scheduled for June 1st, 2017.

New Business:

8:17 PM Letter submitted by Lynn Schnauber for the Depauville Fire station and Clayton Fire District. They are ready for the Preliminary stages. He will let us know when he is prepared for the pre-application meeting.

8:18 PM Bach sand and gravel pit currently has three cell tower antennas on the property that need replacing. Board is fine with the antennas being replaced at the same size and dimensions. If more are added or anything else is changed the company will be required to come back to the planning board for approval..

At 8:25 PM **MOTION** made by Larry Aubertine, 2nd by Duane Hazelton to adjourn the meeting. Motion carried.

*Respectfully Submitted,
Kimberli Johnston, Recording Clerk*