

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD
June 1st, 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, Mike Ingerson, and Preston Lowe, Fred Bach, Jr. **Absent:** Larry Aubertine

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

Townspeople Present: Ron Cooper, A. Mack, Mary Jo Champion, Jane C., Pam McDowell, Mary Zovistoski, Michael Aubertine, Peter Beattie

At 7:08 PM **MOTION** made by Dave Crandall, 2nd by Duane Hazelton to approve the May meeting minutes as amended. Motion carried.

Communications:

The Planning Board has received a resignation letter from Tyler Forger and Dave Crandall will sit in for Larry Aubertine.

Chairman Rogers reviewed amendments to the agenda. Jeremy Kellogg's pre-application will be moved to the July meeting.

Fred Bach, Jr. recused himself from discussion and decisions for Melissa and Matthew Hardy's application.

7:12 PM—Town—Albert and Laura Cerow, 12641 Sunset Lane, Clayton, Tax Map #11.00 Block #1 Lot #22, in the Marine Residential District. Special Use Permit.

The applicants would like to build a bunk house for overflow guests. There will be a bathroom and washer and dryer located in the structure. The septic system has a 1,500 gallon tank which will be able to accommodate the additional bunk house. A variance will be needed from the Zoning Board of Appeals and the Planning Board has been asked to provide a recommendation.

At 7:19 PM **MOTION** made by Dave Crandall, 2nd by Duane Hazelton to determine the application is complete and any other requirements are waived. Motion carried.

At 7:19 PM **MOTION** made by Paul E. Heckmann, 2nd by Mike Ingerson to open the public hearing. Motion carried

At 7:22 PM **MOTION** made by Fred Bach, Jr., 2nd by Paul E. Heckmann to assign a negative EAF declaration. Motion carried. At 7:23 PM **MOTION** made by Dave Crandall, 2nd by Mike

Ingerson to close the public hearing. Motion carried. At 7:25 PM **MOTION** made by Fred Bach, Jr., 2nd by Mike Ingerson to recommend to the ZBA to grant a 15’ variance because of the surrounding vegetation. Motion carried.

At 7:26 PM **MOTION** made by Mike Ingerson, 2nd by Preston Lowe to approve the application pending a variance approval from the ZBA. Motion carried.

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

Nay: None

Abstain: None

Absent: Aubertine and Jones

7:28 PM—Village—Melissa and Matthew Hardy, 602 Riverside Drive, Clayton, Tax Map #11.0, Block #1, Lot #22, in the Marine Residential District. Site Plan Review.

Fred Bach, Jr., recused himself from any decision or discussion regarding this application. Fred attending a village board meeting to seek recommendations for the project. No decision was made by the Village but was supportive of the project regarding connecting the patio to the Riverwalk. Fred also talked with the DEC about reinforcing the basement of Bella’s. The Hardy’s would like to add a leisure patio for overflow that will have couches, chairs, and fire pits. The area will compliment the Riverwalk and be ADA accessible.

The application is in compliance with the LWRP and Fred will seek written confirmation from all 3 agencies involved with approval of the project. At 7:46 PM the application was deemed complete by the board pending required permits from other agencies. The board held a discussion at length regarding concerns of the application and what will be on the patio. The board would like the applicants to attend the July meeting to clarify the planned use of the “leisure patio”.

At 7:53 PM **MOTION** made by Paul E. Heckmann, 2nd by Duane Hazelton to open the public hearing. Motion carried. At 7:55 PM **MOTION** made by Preston Lowe, 2nd by Dave Crandall to assign a negative EAF declaration. Motion carried. At 7:55 PM **MOTION** made by Preston Lowe, 2nd by Mike Ingerson to close the public hearing. Motion carried.

The board decided to postpone a decision on the application until the July meeting.

8:15 PM—Town—Mark Morgia, County Route 3, Clayton, Pre-application conference.

The applicant would like to install a storage building on East Line Road in the AR district. The location is about 282’ from the road and will be heated. No winterization will be conducted. The Board made suggestions for aesthetics and would like to see elevation drawings with color and design of the structure. The board deemed the application complete and waived the required topo.

8:25 PM—Village—Peter Beattie, Johnson House, Clayton. Discussion/ Board input.

Peter Beattie would like to install a pergola which will be a 6 post temporary structure on the patio area at the Johnston House to provide shade and protection from the elements for dining customers. The aesthetic will be similar to the existing pavilion. He will submit a final drawing of the proposed temporary structure for the board to review. If members have no concerns he can move forward with installation.

8:37 PM—Town-Ron Cooper and Michael Aubertine, pre-application.

The applicants would like to construct 10 units on approximately 5 acres of land and there will be a 10 slip dock. Each unit will have an option for a garage and all will have elevators. There will be a golf cart path with a plot of land for each unit to have a garden. There will only be allowed 1 rental per year and it will be a private seasonal residence. They would like to hook in to the existing sewer line instead of installing a septic. The applicant will have to go before the Village Board to seek permission for sewer connection or the Town may want to formally create a district as has been discussed previously for the Rte 12 E corridor.

At 8:54 PM **MOTION** made by Duane Hazelton, 2nd by Fred Bach, Jr. to adjourn the meeting. Motion carried.

*Respectfully Submitted,
Amanda Shane, Recording Clerk*