

APPROVED
JOINT TOWN / VILLAGE OF CLAYTON
PLANNING BOARD
July 6th, 2017

The meeting opened at 7:01 p.m. with the following **members present:** Chairman Doug Rogers, Duane Hazelton, Paul E. Heckmann, Alternate Dave Crandall, Mike Ingerson, Fred Bach, Jr., and Larry Aubertine
Absent: Preston Lowe

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

Townspople Present: Mark Morgia, Matt Hardy, Jane Carver, Ron Cooper, A. Mack Hammond, Mary Zovistoski, and Michael Aubertine

Communications:

Dave Crandall will sit in for Preston Lowe.

Larry Aubertine requested to become an alternate member and suggested Dave Crandall become a full time member. Alternate Dave Crandall will become a full time board member beginning at the August 2017 meeting.

At 7:07 PM **MOTION** made by Mike Ingerson, 2nd by Dave Crandall to approve the June meeting minutes as amended. Motion carried.

7:12 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 discussion or decision involving the application for Melissa and Matthew Hardy. Chairman Rogers reviewed the checklist to determine the application is complete and discussed communications from a previous application between the Hardy's and former Chairman Bud Baril.

Fred Bach, Jr. presented renderings of the proposed site plan and explained the reason for the project is for additional seating and leisure dining. Matthew Hardy indicated he would like to create a relaxed atmosphere containing couches for dining and potentially a different menu. The current plan will not connect to the Riverwalk but could be a possibility for the future.

Dave Crandall questioned if the application had been discussed with town legal counsel and if the project is permitted in Clayton Zoning ordinance. Dave Crandall expressed that he would like approval from town legal counsel be a condition on the application.

At 7:24 PM **MOTION** made by Larry Aubertine, 2nd by Duane Hazelton to approve the application pending the applicant obtaining proper permits from all authorities having jurisdiction.

Aye: Hazelton, Rogers, Aubertine, Ingerson, and Heckmann
Nay: Crandall **Abstain: Bach** **Absent: None**

8:15 PM—Town—Mark Morgia, County Route 3, Clayton, in the Agricultural and Rural Residential District. Site Plan Review.

The Board determined the application was complete because the topographic map was waived at the previous meeting. The applicant would like to construct a 120'x85' heated storage building which will meet all required setbacks. There is an existing driveway and part of the gravel pad is already on the property. The applicant stated no maintenance of stored boats or vehicles will be done on the property other than the bottoms of boats being pressure washed. The Board requested the building color scheme be earth tones.

At 7:36 PM **MOTION** made by Duane Hazelton, 2nd by Mike Ingerson to open the public hearing. Motion carried. At 7:37 PM Chairman Rogers completed the EAF short form part II. At 7:39 PM **MOTION** made by Larry Aubertine, 2nd by Fred Bach, Jr. to assign a negative EAF declaration. Motion carried. At 7:41 PM **MOTION** made by Mike Ingerson, 2nd by Duane Hazelton to approve the application with the following conditions: covered lighting, earth tones color scheme, and no marine maintenance of customer boats on the property. Motion carried.

Aye: Hazelton, Rogers, Aubertine, Ingerson, Crandall, Bach, and Heckmann
Nay: None Abstain: None Absent: None

7:42 PM—Town—Ron Cooper, Route 12 E, Clayton, in the Marine Residential District. Subdivision Proposal (Pre-application Conference)

The applicant would like to construct four (4) – two (2) family houses for eight (8) upstairs/downstairs units total. Each unit will be separated by 10'. Calculations for the sewer have already been submitted for the village to be reviewed and the applicant is waiting for a response. Plans for a septic system were included in the event the applicant is not able to connect to the sewer system. Gardens will be available for homeowners and there will be a curved driveway, 10 slip marina, golf cart path, and a 2 car 20'x59' garage under each unit.

The applicant presented information on clustered subdivisions, including zoning laws and NYS town laws. The applicant hopes for a small foot print with lots of green space and a possibility of a community for people 55 years of age and older.

The Board discussed several requests they would like to see the applicant come back with. A map showing distances and setbacks, a topographical map, and vegetation. The applicant stated no blasting will be conducted on the property and Fairview Lane will remain open.

The Public Hearing for the application will be held at the August 3rd meeting.

At 8:11 PM **MOTION** made by Duane Hazelton, 2nd by Larry Aubertine to adjourn the meeting. Motion carried.

Respectfully Submitted,
Amanda Shane, Recording Clerk