

JOINT TOWN/VILLAGE OF CLAYTON PLANNING BOARD

August 15, 2017

The special meeting convened a 7:00 p.m. with the following members present: Chairman Doug Rogers, Duane Hazelton, Fred Bach, Dave Crandall, Mike Ingerson, Preston Lowe and Paul E. Heckmann. Alternate Larry Aubertine was not present. Following the salute to the flag, the Board reviewed the minutes for the August 3, 2017 meeting. A motion to approve the minutes as amended was made by Dave Crandall and seconded by Mike Ingerson-the motion was approved.

The first order of business was to act on a site plan review for the Clayton Improvement Association with Matt Morgia as agent for the applicant. The Clayton Improvement Association was requesting to construct a 32 sq. ft. storage addition to the Samaritan Medical Satellite Building located at 900 Strawberry Lane Clayton, NY 13624. The proposal also included the reconstruction of curbs and sidewalks to improve accessibility. Mr. Morgia of Aubertine and Currier gave an overview of the proposal noting that the storage area would be for hazardous material, would be accessible from the exterior only and that the necessary security procedures will be included. Following a brief discussion about the project, the Board opened the public hearing (motion by Preston Lowe, second by Mike Ingerson-motion carried). Chairman Rogers noted that the application was complete and proceeded to address the short form EAF (motion by Mike Ingerson, second by Paul E. Heckmann for a negative declaration-motion carried). A motion by Preston Lowe with a second by Duane Hazelton to close the public hearing-motion carried. Fred Bach moved to approve the project as presented with a second by Mike Ingerson-motion carried.

The remainder of the meeting was dedicated to further discussion of the multi-family cluster development project proffered by Mr. Ron Cooper. The comments presented to the Board from Jody Garrett were checked against the ordinance, referred to Attorney Russell for review and made a part of the public record. Chairman Rogers noted that all written submissions were entered into the public record. Further, Chairman Rogers following the feedback from Attorney Russell shared with the Board that a long form EAF coordinated review would be required as the proposed project is within 500ft. from a/an historic site (the Chateau). The planning board would serve as lead agency. Additionally, the chair reminded the Board that said project needed to be evaluated based on the criteria noted for a special use permit and subdivision regulations. The County determined this project to be a local decision and the Department of Transportation will not require a traffic study. The remainder of the meeting consisted of reviewing submissions and dialoguing with Mike Ingerson and Ron Cooper about drainage, septic system, grades, lighting, landscaping, setbacks, soil conditions, ingress/egress and building height. Mr. Steve Turcotte read a letter to the Board and was made part of the record. A motion to adjourn was made by Preston Lowe and seconded by Duane Hazelton-motion carried.