

Town/Village of Clayton Planning Board

Minutes

September 7, 2017

The meeting was called to order at 7:08 p.m. Members present: Paul E. Heckmann, David Crandall, Duane Hazelton, Fred Bach, Doug Rogers and Mike Ingerson. Larry Aubertine (alternate) filled in for Preston Lowe. Also in attendance representing the Town of Clayton were Richard Ingerson, Code Enforcement Officer and Mary Zovistoski, liaison for Town Board.

Following the pledge of allegiance, Chairman Rogers noted the following items:

- minutes for August 15, 2017 still undergoing transcription
- Amanda, our recorder has resigned
- amend agenda by changing Conservation District to Agricultural Residential
- announced local government conference , October 10, 2017 at SUNY Potsdam

A pre-application conference for site plan review was held for applicant Karl Bach. Karl is proposing the construction of a bumper boat water feature as an additional attraction to the miniature golf course and driving range on route 12 in the Agricultural and Residential District. He provided the Board with schematics for the project. The Board waived the topographic map requirement, however, requested additional information regarding parking. Karl will return October 5, 2017 for a site plan review.

A pre-application conference for a site plan review was held for Matthews and Kellogg Realty for the expansion of the business formerly known as Don's Prop Shop on route 12E in the Agricultural and Residential District. Jonathan Taylor, agent for the applicant, presented renderings of the proposed expansion to the shop noting its purpose, size, location and type of construction. The new business is St. Lawrence Fabrication and will entail primarily marine canvas work. Jonathan will return October 5, 2017 with additional details required for a complete application for a site plan review.

Prior to the presentation by Ron Cooper regarding his revised iteration for the construction of three (3) two-family dwellings in a cluster subdivision format, the Board acted on the following:

- A motion was made by Larry Aubertine and seconded by Dave Crandall to declare that the Joint Town/Village of Clayton Planning Board be the lead agency for the coordinated long form EAF review as part of the SEQR process for the Ron Cooper project. The motion was unanimously approved.
- A motion was made by Fred Bach and seconded by Paul E. Heckmann to accept the amended Part I of the long form EAF for the Ron Cooper project. The motion was unanimously approved.

Ron Cooper provided a detailed explanation with accompanying graphics of the revised proposal for the construction of three (3) two-family dwellings in a cluster subdivision format in a marine residential district. His original plan called for four (4) two-family dwellings. Ron noted that the structures were moved back from the river front and that the garages proposed in the original plan have been eliminated. He went on to explain the lighting plan, landscaping, topographic data, location of the road and the options for a septic system. Ron closed by citing support data for the project from the Comprehensive Plan and reviewing his compliance with the special use requirements. Additionally, Ron provided the Board with a copy of his request to the Town and Village of Clayton for the formation of a single user sewer district.

A motion was made by Duane Hazelton and seconded by Michael Ingerson to open the public hearing. The motion passed. Jody Garrett commented that the topographic map did not go all the way to the shoreline as that lot is part of the project. Jody also noted that if the docks are not part of the project they should be removed from the drawings. The Board agreed with the later. Matthew Turcotte stated that the revised plan was an improvement. A motion was made by Paul E. Heckmann and seconded by Michael Ingerson to close the public hearing. The motion carried.

A motion to adjourn the meeting was made by Duane Hazelton and seconded by Paul E. Heckmann. The motion carried.

Respectfully submitted:
Douglas Rogers Ed.D.
Chair

Attendees: Ron Cooper, Matt Turcotte, Amy Turcotte, Jody Gerrett, Jonathan Taylor
Jill Bach, Gordie Stiefel, Mary Heyman, Bill Heyman, Carl Reinman, Ross Holbrook
Doug Holbrook, Pam McDowell (note: 3 others-not legible)