

JOINT TOWN / VILLAGE OF CLAYTON PLANNING BOARD
October 5th, 2017

The meeting opened at 7:00 p.m. with the pledge of allegiance and the following **members present:** Chairman Doug Rogers, Duane Hazelton, Paul E. Heckmann, Dave Crandall, Mike Ingerson, and Fred Bach, Jr. Absent: Alternate Larry Aubertine and Preston Lowe.

Also Present: Zoning Officer Richard Ingerson and Recording Clerk Ashley Pastorius

Townpeople Present: Matt Morgia, Mark Morgia, Pam McDowell, Melissa Storandt, David Storandt, Mary Zovistoski, Ron Cooper, Carl Reinman, Katherine Semelsberger, Richard Hartz, Tami Hartz, Matthew Turcotte, Stephen Turcotte, Amy Turcotte, Mary Heyman, Michael Aubertine, Donna Smith, Jeremy Kellogg Karl & Jill Bach, Doug Holbrook, Bill Heyman John Taylor and Art Mack. Other names were illegible.

Communications:

Chairman Rogers advised the board to review the comprehensive plan as a basis for proposed changes or additions of topics that should be included in the Town Ordinance.

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

7:07 PM—Town—Karl Bach, NYS 40168 Rte. 12, Clayton – Submitted Completed Application

This is a continuation from previous meetings for Karl Bach's request to add bumper boats to his existing business in Clayton. Chairman Rogers read to the board the feedback from the county: not a significant county issue, applicant should contact health department regarding permits for the pool (applicant has been in contact with Sundance Pool), Applicant should submit site plan with new parking layout: 1 space per 2 patrons, location is in scenic overlay district and should retain a 90ft buffer zone from the road.

Karl Bach advised that buildings maximum capacity is 48 people and parking is more that sufficient for current proposed capacity. The parking lot is gravel with no specifically designated parking spots. Paul Heckmann asked to be provided with a plan that outlined specific parking spots that will be available for patrons. Richard Ingerson pulled the original 2010 plans from the first application to build the original mini golf facility and there were 36 spaces with room to expand.

The board asked Mr. Bach how large he envisioned the location getting and he responded that he would like to add batting cages in the future. The board also asked how deep the water will be and Mr. Bach advised 3ft with two drain spots in the back. The board also brought up the lighting. Karl Bach advised that the lights will be similar to the golf course lights, 25ft adjustable poles and they usually are shut off around an hour and a half after dark and about 10pm in the summer time.

At 7:21 PM **MOTION** made by Duane Hazelton, 2nd by Paul Heckmann to open the public hearing. Motion carried.

Neighbor of the facility, John Dorr, was concerned about the level of noise from the music that the facility puts out. He asked Karl Bach to consider ground speakers. Another neighbor brought up the

noise of the boats. Karl advised that there will be six boats and they are all electric so they will generate very little noise.

At 7:32 PM **MOTION** made by Mike Ingerson, 2nd by Dave Crandall to close the public hearing. Motion carried.

At 7:33 PM Chairman Rogers completed the Environmental Assessment Short Form.

At 7:35 PM **MOTION** made by Fred Bach, Jr., 2nd by Duane Hazelton for a negative declaration. Motion carried.

At 7:36 PM **MOTION** made by Mike Ingerson, 2nd by Paul E. Heckmann to approve the application with conditions that applicant review sound issues and update parking diagram. Motion carried.

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

Nay: none Abstain: none Absent: Aubertine and Lowe

7:42 PM—Town—Matthews and Kellogg Realty, NYS Route 38668 12E, Clayton, on property formally referred to as Don's Prop Shop, in the Agricultural and Rural Residential District - Special Use Permit.

The applicant is seeking a Special Use Permit for the expansion of what was an existing business known as Don's Prop Shop and now Grindstone Fabrications. This small commercial enterprise will provide a marine canvas service. Chairman Rogers advised the board that a completed application had been submitted. Chairman Rogers also read the county feedback to the board: the matter is of local concern only, the applicant should contact the NYS Department of Transportation for permit. The board should review the lot line adjustment, access easement and the required parking spaces.

Applicant Jeremy Kellogg advised the board that they will be adding onto the existing building and moving the septic system to accommodate the new building. The parking will be a gravel lot and the back eight acres of the property will be used for storage for boats, trailers, RV's, etc. There will be a privacy fence with a locking gate around the area. Boat/vehicles located on the premises will those customers seeking marine canvas work.

At 7:55 PM **MOTION** made by Duane Hazelton, 2nd by Fred Bach, Jr. to open the public hearing. Motion carried.

At 7:55 PM **MOTION** made by Mike Ingerson, 2nd by Paul Heckmann to close the public hearing. Motion carried.

At 7:55 PM Chairman Rogers completed the Environmental Assessment Short Form.

At 7:59 PM **MOTION** made by Duane Hazelton, 2nd by Paul Heckmann for a negative declaration. Motion carried.

At 8:03 PM **MOTION** made by Fred Bach, Jr., 2nd by Mike Ingerson to approve the application with the conditions of providing a final survey showing easements and indicating that the parking lot will be gravel. Motion carried.

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

Nay: none Abstain: none Absent: Aubertine and Lowe

8:04 PM—Town—Michael and Billie Jo Radecke, 42986 Murray Island, Clayton, in the Marine Residential District - Special Use Permit.

Chairman Rogers advised that a completed application had been received from the applicant. The applicant is seeking a special use permit for the construction of a bunkhouse on the property noted above. The applicant was unable to attend the meeting but Mark Morgia presented to the board in their absence. He advised the board that there will be 500 sq. ft. of living space and no kitchen in the bunkhouse. The bunkhouse will have a full bathroom that will be tied into the existing well and septic system on the property. The digital map the board was reviewing had skewed lot lines that were not indicating the correct divisions of property lines. The board asked the applicant to plot a more accurate diagram of the lot lines so that there may be accurate documentation added to the application to show what the board is actually approving.

At 8:14 PM **MOTION** made by Mike Ingerson, 2nd by Dave Crandall. to open the public hearing. Motion carried.

Donna Smith, neighbor to the applicant advised that she was in favor of project.

At 8:16 PM **MOTION** made by Duane Hazelton, 2nd by Paul Heckmann to close the public hearing. Motion carried.

At 8:16 PM Chairman Rogers completed the Environmental Assessment Short Form.

At 8:18 PM **MOTION** made by Duane Hazelton, 2nd by Fred Bach, Jr. for a negative declaration. Motion carried.

At 8:19 PM **MOTION** made by Mike Ingerson, 2nd by Duane Hazelton to approve the application with the condition of providing a drawing with more accurate lot lines. Motion carried.

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

Nay: none Abstain: none Absent: Aubertine and Lowe

8:21 PM—Town—Ron Cooper, PO Box 323, Clayton, Tax Map #19.20-1-32.1, in the Marine-Residential District. Cluster Subdivision and Special Use Permit.

This was a continued analysis of the proposal to construct three (2) family residences in a cluster subdivision format with accompanying amenities. The project is being considered under special use and under the subdivision regulations. Chairman Rogers read an email from neighbor to the project Tami Hartz in opposition to the project for various reasons. The Chairman also read a letter from the Village of Clayton on the determination to see if the project would be eligible to connect to the village water/sewer system. The village denied their request at this time to connect. Due to this the applicant submitted updated plans for the current septic system. Chairman Rogers also read responses from, the Department of Environmental Conservation, advising that there may be a potential habitat for several threatened species; The Recreation and Environmental Preservation Society; and The Department of Transportation. Blue prints of the project were provided explaining the grading and drainage plan for the proposed storm system. Dave Crandall advised he would like to see a site survey completed to establish what vegetation will be preserved.

Matt Morgia addressed concerns with project on behalf of other concerned citizens to the board. Some of the concerns including the impact well and septic systems in the area. Mr. Morgia also cited the Town's Subdivision Law, which advised that the board would need to coordinate with the Department of Health on the septic system. There was some confusion on whether there needed to be 100 ft. or 200 ft. separation from wells and the proposed septic system. The board decided that they would defer this to the town's engineer.

At 9:40 PM Chairman Rogers began the Environmental Assessment Long Form, which provides the board with a 62 day timetable. The Board established a negative declaration.

At 10:17 PM **MOTION** made by Paul Heckmann, 2nd by Mike Ingerson for a negative declaration. Motion carried.

At 10:33 PM MOTION made by Duane Hazelton, 2nd by Fred Bach, Jr. to adjourn the meeting. Motion carried.

Respectfully Submitted,

Ashley Pastorius, Recording Clerk