

## Joint Town/Village of Clayton Planning Board

Minutes: November 2<sup>nd</sup>, 2017

Members Present: Dave Crandall, Preston Lowe, Fred Bach, Mike Ingerson, Paul E. Heckmann, Doug Rogers, Larry Aubertine (substituting for Duane Hazelton).

The meeting was called to order at 7:05 p.m. followed by the traditional salute to the flag. The minutes for the regular meeting of October 5, 2017 were approved as amended (motion by Michael Ingerson with a second by David Crandall-motion carried) and the minutes of the special meeting held August 15, 2017 were approved as presented (motion by Fred Bach with a second by David Crandall-motion carried).

Patrick Dewey, proposed alternate for the planning board, was introduced to the board. He will be seated pending approval of the respective municipalities and taking the necessary oaths of office. Patrick agreed to meeting with Richard Ingerson and Doug Rogers for a brief orientation prior to the December Planning Board meeting.

Chairman Rogers informed the Board of a workshop to be held at Jefferson Community College November 7, 2017 from 7:00-9:00 p.m. The topic for said seminar is Solar Energy and would serve as two hours of continuing education units. The Board was also encouraged to give some thought to additional areas they would like to see included in the Town Ordinance and/or modifications to existing regulations that reflect the principles of the Comprehensive Plan.

- The single agenda item for this meeting was the continued dialogue regarding the Ron Cooper Project
- special use permit and cluster subdivision application. Prior to the joint presentation by Ron Cooper and Mike Aubertine, Chairman Rogers noted the following:
- The Board was e-mailed the most recent iteration of the project depicting such areas as landscaping septic system location and ground water treatment.
- Rob Campany reviewed the project and gave it his blessing. All requisite areas of evaluation seemed to be acceptable but SWPP permit outstanding.

A letter was read to the Board from Bill and Mary Heyman noting the inconsistencies of the project based on information cited in the Comprehensive Plan. It was made a part of the public record.

Mike Aubertine and Ron Cooper presented documentation of the changes they have made in order to comply with the Board and address those concerns raised by neighbors. A dialogue ensued with members of the Board on the following:

- The movement of the leach field to the back of the property near Route 12E rather than toward the river. This was done out of concern for neighbors and possible well contamination.
- A great deal of discussion addressed lot #6 and if it is part of the project albeit no construction will occur on lot #6. It was decided that lot #6 is part of the project.
- Square footage, setbacks and density questions were answered per NYS subdivision regulations.
- Docks are not part of this project and will not be addressed until the establishment of a HOA.
- A grading and planting plan were discussed with regard to location, sizes and types that may be required given the topography of the property.
- Owner agreed to permanently stabilize the shoreline to avoid erosion and turbidity activity.

Following this discussion, the Board decided to call the vote. Paul E. Heckmann moved to approve the project based on submissions C100, 101, 103, 104 and C500. That lot #6 is part of the cluster parcel and the SWPP plan will be obtained. The motion was seconded by David Crandall. The following conditions were noted:

- All slopes of 2-1 or greater will be planted with a shrub/seed mix.
- Lot#6 is part of the cluster parcel.
- A letter should be submitted noting quantity and size of plant material (Richard will monitor the planting schedule).
- The shoreline will be permanently stabilized concurrently with other construction aspects.

The roll call vote results: (official ballot is part of the file)

Doug Rogers-yes Open space concept and project will not be detrimental to the neighbors.

Dave Crandall-yes Supportive of cluster development as a way of preserving open space.

Project is compatible with the Comprehensive Plan

Larry Aubertine-yes Cluster development most appropriate for this project.

Paul E. Heckmann-yes Clustering is our law, consensual agreement as we saw both sides.

Fred Bach-yes we listened to both sides and received the necessary submissions.

Mike Ingerson-yes Process worked to handle opposing views, changes protected neighbors.

Preston Lowe-yes Noting he agrees with the reasons given by Board members

Motion passed with 7 in favor and 0 opposed. Motion to adjourn by Paul E. Heckmann with a second by Mike Ingerson (motion carried).

