

JOINT TOWN / VILLAGE OF CLAYTON PLANNING BOARD
January 4th, 2018

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, Preston Lowe, Mike Ingerson, and Fred Bach, Alternate Patrick Dewey.

Also Present: Recording Clerk Heather Valadez

Townpeople Present: Matt Morgia, Mary Zovistoski

Communications:

MOTION made by Mike Ingerson, 2nd by Preston Lowe to approve the November 2nd meeting minutes. Motion carried.

Chairman Rogers wanted it noted that alternate Patrick Dewey was present noted and that we are still looking for for another alternate.

It was also noted that both Duane Hazleton and Michael Ingerson need Oath of Office and sign the books to reinstate terms.

Chairman Rogers also noted that documents need to be submitted in regards to continuing education credits.

Everyone also received an updated directory.

Chairman Rogers discussed a meeting that was sat in on by Zoning Officer Richard Ingerson and Chairman Rogers. They looked at some changes in the zoning laws. We have an excess of 40 plus amendments to our ordinance and they felt it is necessary to include those amendments in the actual documents. In addition to that they also put together a proposed regulations for residential and large solar facilities. This is all included in a document that can be emailed. Also added a subdivision law. He would like it to be read and hear feedback before we go to legal. David Crandall is concerned about Route 12 becoming similar to "Aresnal Street" due to zoning issues. Another point to be clarified is condos in the MR district. There are several projects in discussion. So we need to clarify zoning. State law strictly has to be approved by town board to be able to use that law in regards to clusters. This should be addressed in our ordinance. To date nothing has been brought forward for a solar project at Shaw's Trailer Park. Orleans just passed a Solar ordinance. We may see what they proposed and have a public/open meeting in regards to our zoning ordinance.

We did change our official newspaper to the Watertown Daily Times instead of Thousand Islands Sun.

Next meeting is planned for February 1st.

Agenda for tonight:

1 Petitioner - Rivershore Development for Dennis Weller with Aubertine & Currier as the agent for them. Matt Morgia was present. 4 lots were subdivided 3 or more years ago and enough time has passed where he can divide again legally. And now he wants 7 lots. They are in excess of 100 feet and they meet criteria of 30,000 square feet. 7 would mean a major

subdivision. The road meets the Town of Orleans specs and the river is considered the second method of access. The riverfront is Town of Clayton while the back of the lots are Town of Orleans. As far as water there is an easement granted from the trailer park and this is included by the town for the Reed Point Water District.

We can and did wave pre application process. Sketch plan conference can be waved according to laws and regulation. And we did. Now preliminary platt review we can do that tonight as well. However based on subdivision laws as discussed with Richard we can approve these tonight as a final platt. And that would not create a need for Matt to come back to the table unless you deem you need additional information. Then we would need to schedule another meeting to do a final plat review.

The application is complete, we have notified neighbors, fees are paid, we have the necessary documentation, and we have also notified the Town of Orleans. Also tonight, we are faced with the need to finish Parts 2 & 3 of the Full Environmental Assessment plan. There is no 239M and we do not need to notify the county.

Matt Morgia presents the following information: Each lot is considered shovel ready. Each lot has access to road easement. Lots are granted and it may not be further subdivided into 14 lots. Town of Orleans has not been willing to discuss the subdivision. Easement gives rights to the land behind each lot not just right to pass through. We would be approving sights pending sewer construction. 4 lots were approved without sewer. David Crandall raised concerns a buyer may not be aware that sewer is not currently constructed.

It was discussed that if Town of Orleans was willing to discuss the subdivision the back lots would be turned over to the buyers of the Town of Clayton lots. Until then they will remain an easement and the buyer has full use of land. It can not be sold behind them.

Sewer is constructed and dedicated from Fishers Landing site. It has been bid out and awarded this past fall. Waiting on DOT. And these lots are included in the sewer district extension.

We can say if preliminary platt needs no major changes that we don't need to present this at another meeting. We can act tonight and approve this as a final. Tonight was already approved for a public hearing on this. We can open public hearing.

The following is to be included as conditions:

Lot #1 & #2 do not have an easement as they reach the road.

Lot #3 access to easement A

Lot #4 to easement B

Lot #5 easement C

Lot #6 easement D

Lot #7 easement E

All lots have access to private road.

MOTION made by David Crandall, 2nd by Paul Heckmann to open the public hearing. Motion carried.

MOTION made by Duane Hazelton, 2nd by Fred Bach to close the public hearing. Motion carried.

Chairman Rogers completed the Full Environmental Assessment Plan.

Petitioner completed Part 1.

MOTION made by Duane Hazelton, 2nd by Fred Bach for a negative declaration. Motion carried.

Was discussed if board should vote tonight on final subdivision. It was decided yes. Was decided we are really just amending original subdivision from 2014.

Should be noted that there have no negative comments prior to meeting. We received one request for copies of maps from a neighbor on an island, he received maps and was satisfied. And there was no negative comments at public hearing.

MOTION made by David Crandall, 2nd by Mike Ingerson to approve the application with conditions that lots labeled with easements attached clearly as listed above. Motion carried.

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

Nay: none Abstain: none

MOTION made by Duane Hazelton, 2nd by Preston Lowe to adjourn the meeting. Motion carried.

Respectfully Submitted,

Heather Valadez