

JOINT TOWN / VILLAGE OF CLAYTON PLANNING BOARD  
March 1st, 2018

The meeting opened at 7:00 p.m. with the pledge of allegiance and the following **members present:** Chairman Doug Rogers, Duane Hazelton, Dave Crandall, Mike Ingerson, Patrick Dewey.

**Also Present:** Recording Clerk Heather Valadez

**Townpeople Present:** Donald Sheley, Scott Weston, Bonnie Bouchard, Chris Phinney, Linda Schleher, Mary Zovistoski, Ernie Jones, Heinz Wahl, Don Boyanski, Matt Morgia

**Communications:**

Chairman Rogers noted that at this meeting there was only 5 members of the board present however, due to the fact that this is a 7 member board, 4 votes are still required.

**MOTION** made by Patrick Dewey, 2nd by David Crandall to approve the February 1st meeting minutes. Motion carried.

The local government conferences, sponsored by Tug Hill, are coming up March 29 and are an opportunity to earn 4 hours for CEU.

Chairman Rogers advised when it comes to decisions this evening, they can accept, deny or put the project in an abeyance. There are 62 days to make a decision if more information or modified plans is needed or requested.

**Agenda for tonight:**

1 Petitioner - Heinz Wahl - 2 Storage Facilities on Strawberry Lane. It was stated that at the Zoning Board Meeting Mr. Wahl did receive his variance, the Village usually requires 30ft. The ZBA granted a 20ft variance. Waterfront assessment form waved due to lot already being a part of entire campground.

**MOTION** made by Mike Ingerson, 2nd by Duane Hazelton to open the public hearing. Motion carried.

Matt Morgia stated this is part of a larger parcel crossing over on the east side of Strawberry Lane. The petitioner is proposing putting 2 storage shed units, each 25' wide, variance provided 20 ft between the buildings and 20 ft of driving room on each side. Zoning also requires fencing or landscaping buffer against residential usage. A fence and additional landscaping was added. Mr Wahl spoke with neighbor about fencing vs landscaping and neighbor would prefer landscaping on last 30 feet. Shrubbery will also be added in the frontage up unto side walk. The lot will have crushed stone driveway, no utilities and will be powered by solar panels. The roof pitch is the lower roof and colors will be tan and green. David Crandall mentioned he would like to see a more detailed landscaped plan with more regard put to the other side of the lot as well. The fence and trees along both sides were discussed a length. Neighbor feels anything is an improvement to the current state of the lot and specific trees and shrubbery later. Application is complete with all issues mentioned at the previous meeting having been addressed. The final project will have fencing along the back 20 feet with landscaping finishing the last 30 feet on both sides to soften and break up the view from the street.

**MOTION** made by Mike Ingerson, 2nd by Patrick Dewey to close the public hearing. Motion carried.

Chairman Rogers completed the short form environmental assesment.

Petitioner completed Part 1.

**MOTION** made by Duane Hazelton, 2nd by Mike Ingerson for a negative declaration. Motion carried.

**MOTION** made by Patrick Dewey, 2nd by Duane Hazleton to approve the application with conditions that remaining 30ft will be landscaping for screening and a revised planting plan will be submitted within a week considering both N & S sides. Motion carried.

**Aye: Hazelton, Rogers, Ingerson, Crandall, Dewey**

**Nay: none Abstain: none**

2 Petitioner - Bonnie Bouchard - 2 apartment addition to Hugunin Street multi family home. It was stated earlier in the meeting that Ms. Bouchard was granted a variance on side of Don Sheley of 2 feet. Scott will speak on behalf of Ms. Bouchard.

**MOTION** made by Mike Ingerson, 2nd by David Crandall to open the public hearing. Motion carried.

Scott Weston brought plans showing parking plan for 10 vehicles, 2 per apartment as discussed at previous meeting. It was discussed with board if these were actually usable spots. They are 203 inches long, 79 inches wide (10 x 20). It was discussed that the parking appeared stacked and very difficult to maneuver within. A concern would be on street parking congesting an already difficult parking situation during summer months downtown. It was discussed that these were planned on being used as summer rentals through Air Bnb. Each unit is like a studio/1 bedroom units. The question was asked if the storage unit would be potentially another unit in the future as it has a 1/2 bath. Parking was looked into and was found in the ordinance to say "The owner needs to provide parking as best she can" The driveway is proposed to be either asphalt or concrete. Richard Ingerson posed the question about runoff and drainage. Neighbor Ernie Jones on behalf of Richard Dixon expressed concern about excess runoff flooding their yards and basements. The concern was if she were to raise her driveway up that would add to the neighbors issues. Additional issues was future owners and what they would do for parking in regards with potentially year round residents.

County Referral Board noted that the purpose of Riverwalk A District is to protect single family residences while allowing for development and redevelopment of water dependent and water enhanced commercial projects. While multi family units are allowed the local board should evaluate if the proposed number of multi family units on the parcel will have a negative impact on the properties. Floor plans should also be required. 2 parking spaces should be required per unit. The local board should inquire about waste refuge disposal and depict its location on the site plan. The local board should evaluate consistency with the LWRP goals.

**MOTION** made by David Crandall, 2nd by Patrick Dewey that the application is complete. Motion carried.

It was decided that this decision will be placed in an abeyance. Petitioner needs to come back with a revised drainage plan and the board needs to consult legal to get further clarification on the parking law

Chairman Rogers completed the short form environmental assessment..

**MOTION** made by David Crandall, 2nd by Duane Hazleton for a negative declaration. Motion carried.

**MOTION** made by David Crandall, 2nd by Patrick Dewey to close the public hearing. Motion carried.

**MOTION** made by Mike Ingerson, 2nd by David Crandall to put this decision into an abeyance until next months meeting pending receipt of the following requests; Clarification of parking Zoning Ordinance, residential character, propane location, storage location, driveway width density, snow removal, Floor plan, and new drainage plan. Motion carried.

3 Petitioner - Chris Phinney - Redemption Center at corner of State and James Street (Formerly Chris' Service Station) Mr. Phinney would like to change the auto shop into a redemption center. He will still provide gas service but inside the shop would be removing hoists etc. Chris Phinney had said in regards to recyclables, a tractor trailer will be parked there every week and switched out as needed

**MOTION** made by Patrick Dewey, 2nd by Duane Hazleton to open the public hearing. Motion carried.

Mr. Phinney discussed where in the lot the tractor trailer will be parked and the board discussed the site of the trailer at the main intersection in Clayton. It was a concern that this would be one of the first sites to be seen as tourists are coming into town. A member of the public discussed the concern with pedestrians with a tractor trailer parking in and out with a combined issue of potential odors and bees. The other concern raised was whether or not there would be visible cans and trash bags filled with cans outside the building. It was a concern if this would be aesthetically pleasing and the protection our residential character.

Mr. Phinney stated the plan is to crush cans inside the building, wash it down the drain to reduced the odor. The cans will be stored inside the tractor trailer. In regards to the tractor trailer pick up times, he can schedule times around when children would be walking to school. David Crandall mentioned the maneuver to park the tractor trailer and whether that would obstruct traffic at the busiest intersection in Clayton. It was requested by David Crandall to receive a letter from DOT on whether or not this maneuver would be an issue. The advertisement was also discussed, Mr Phinney said he would be placing a sandwich board out but would not put anything abrasive out. Mike Ingerson mentioned that he didn't feel this business was the best fit for the location. A redemption center right there is just not a great look. David Crandall mentioned that this intersection is what many think is the first arrival point and a more higher profile spot in this village. He also discussed the concerns with odors and sound.

**MOTION** made by Mike Ingerson, 2nd by Duane Hazleton that application is complete. Motion carried.

Chairman Rogers completed the Full Environmental Assessment Plan.

**MOTION** made by Duane Hazelton, 2nd by Patrick Dewey for a negative declaration. Motion carried.

**MOTION** made by Duane Hazelton, 2nd by Mike Ingerson to approve the application with the following conditions; that there is a letter (or email) from DOT in regards to safety of tractor trailer maneuvers to back in and out, No outside activity of redemption acts (ex. crushing cans, filled bags laying around), the outside areas are to remain neat and clean with overhead doors closed during the day while crushing is taking place, avoid high traffic times for pickup and drop off of tractor trailers, no offensive odors, and keep signage to what currently exists. .

**Aye: Hazelton, Rogers, Ingerson, Crandall, and Dewey**

**Nay: none Abstain: none**

**MOTION** made by Duane Hazelton, 2nd by Patrick Dewey to close the public hearing. Motion carried.

**MOTION** made by Duane Hazelton, 2nd by Patrick Dewey to adjourn the meeting. Motion carried.

Respectfully Submitted,

Heather Valadez