

JOINT TOWN / VILLAGE OF CLAYTON PLANNING BOARD  
April 5th, 2018

The meeting opened at 7:00 p.m. with the pledge of allegiance and the following **members present**: Frederick Bach, Dave Crandall, Paul Heckman, Mike Ingerson, Patrick Dewey.

**Also Present:** Recording Clerk Heather Valadez

**Townpeople Present:** Donald Sheley, Scott Weston, Bonnie Bouchard, Mary Zovistoski, Ernie Jones, Chris DiPrinzio, Shawn DiPrinzio, Ken Cupp

**Communications:**

It should be noted that Chairman Rogers was not present at the meeting and it was run by Fred Bach.

**MOTION** made by Mike Ingerson, 2nd by Paul Heckman to approve the March 1st meeting minutes as amended. Motion carried.

**Agenda for tonight:**

1 Pre App Petitioner - Chris DiPrinzio- Chris DiPrinzio, owner of DiPrinzio's Kitchen at 428 Riverside Drive, would like to add an outdoor service bar. Chris DiPrinzio stated they are looking to do a portable one at this time, that they can bring in and out. Due to wanting to have patrons be able to come up to the bar they will eventually be looking to build a more permanent bar. There will be no seats at the bar. This is mostly just for wait staff and patrons able to get drinks without having to wait in the vestibule area of the building. It will be completely self contained and he has spoken to the Department of Health. Since they have a facility there it will have a self contained unit holding fresh water and a holding tank for grey water and periodically throughout the day empty using the mop sink. It has been approved through the Department of Health, though they will want to come inspect after it is completed. It shouldn't have much of an impact on the loudness of the outside deck as it was already planned to have outdoor seating and the outdoor bar is just to help with service and ease of serving customers. Fred Bach advised that anything they plan to do next year with the permanent bar they should include in this application. They stated that was their intent. They aren't planning to have barstools this year but they will be planning that in the next year. Richard Ingerson stated they need to include barstools now so they won't need to return in a year for another application. Fred Bach advised petitioners to address questions that will be asked, will there be additional lighting, what are the hours, how many barstools and will there be addition music or events outdoors. It was stated by Mike Ingerson that the music was going to be outdoors regardless of the outdoor bar.

2 Petitioner - Bonnie Bouchard - This was to readdress the plans to show changes in parking and drainage plans. The law does give the ability to the board to give relief on parking so that the parking is not overly congested. As it is written now the board has the power to determine how many parking spots she will be required to have. There is still a 2 apartment addition and a deck on top, however there will no longer be a storage unit. The total number of units will be 5 one bedroom units. Paul Heckman brought up the discussion that the village as a whole already has a parking issue and the board should be more careful now to avoid adding to the parking issue. He also brought up the discussion of clarifying what the apartments will be used for. How she plans to use the apartments will impact how much park-

ing will be necessary. Richard clarified that this will be labeled as a multi family home, however she does not plan to have year round residents. The issue of the driveway was brought up, Richard measured himself and came up with 9' 2" and has a document from 1986 that shows 8 feet to scale. It was mentioned at the last meeting that the official measurement was needed and it was still not brought to the follow up. It will trim in a couple quarter inches off when the fence will be put up. David Crandall brought up the discussion of preserving the single family home neighborhood, it was stated the board would like the property to be well maintained and landscaped well to not detract from the neighborhood. Mike Ingerson brought up concerns of partying on the upper deck. Petitioner stated she is firm on rules and does not allow partying and drinking at her Air BnB rentals. Ernie Jones, neighbor to the proposed project, asked if the issue of drainage was addressed. There have been 2 dry well drainage units added to the plan. After discussion, it was decided that only 1 dry well is necessary and they can delete the one placed on the west side and move the one on the east side to middle of parking spots.

It was decided that this decision will continue to be tabled until the next meeting. Petitioner needs to come back with exact dimensions from pin to structure of existing driveway.

**MOTION** made by David Crandall, 2nd by Patrick Dewey to put this decision into an extended abeyance until next months meeting pending receipt of the following request; A complete survey of the property so dimensions of driveway are clarified.

**MOTION** made by David Crandall, 2nd by Mike Ingerson to adjourn the meeting. Motion carried.

Respectfully Submitted,

Heather Valadez