

JOINT TOWN / VILLAGE OF CLAYTON PLANNING BOARD
May 3rd, 2018

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

Also Present: Recording Clerk Heather Valadez

Townpeople Present: Peter Beattie, Bonnie Bouchard, Mary Zovistoski, Norma Zimmer, Carol Fox, Chris DiPrinzio, Ken Cupp, Pam McDowell

Communications:

MOTION made by Mike Ingerson, 2nd by Frederick Bach to approve the April 5, 2018 meeting minutes as amended to include Patrick Dewey as present. Motion carried.

Chairman Rogers stated on the Jefferson County planning website there is information about a workshop coming up for any board members who are still in need of their continuing education units.

Also, Chairman Rogers received a 5 page report from Department of State regarding Bella's deck over the water. It was rejected. Department of State says that it is not consistent with our LWRP. There is an appeal process however, they are not going to pursue that.

Agenda for tonight:

1 Pre App Petitioner - Mike Ivey representing Matt Phinney discussed how Phinney's Automotive Shop is in the process of cleaning up the shop and is out of room. He is looking to add a 5 x 20 shed in the back of the alleyway at the end of the garage just for storage. There is a 15 ft alley there and he is sure he can maintain the 10 feet between buildings off the other property lines. Patrick Dewey requests exact measurements. It was said the shed will sit on the surface and just would like to have additional storage. He will return at next months meeting for approval.

1 Petitioner - Di Prinzió's Kitchen represented by Chris DiPrinzio and Ken Cupp returned for their site plan review for an outdoor bar.

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

Chairman Rogers stated that according to the checklist that was created, this is a complete application unless this board deems they want something additional. County states this is considered an action of local concern and a site plan review as it is less than 500 sq/ft in size.

Chris DiPrinzio, representing DiPrinzio's kitchen, discussed the placement of the bar and that it would be removing tables and additional seating to enhance the experience of the restaurant. They are anticipating overflow and the indoor bar is not capable of handling that. This service bar would help outdoor service and prevent people from waiting in the foyer and entryway of the building. The bar will be self-contained, no plumbing. There is a portable 5 gallon hand washing unit as well as portable plug in coolers. They are planning on adding some lighting, most likely pendant lighting, but very low lighting due to bugs. They will be having live entertainment, singles or duos, no loud bands. They will be having outdoor music regardless of bar. The live music will typically be from 6 to 10 pm. Chris DiPrinzio wanted to em-

phasize they are not looking to extend hours, just enhance restaurant experience. David Crandall asked about seating, the bar shows 6 seats, which is less than original planned seating. The previously approved seating was up to 84. Neighbor, Carol Fox, stated her concerns for the outdoor bar. She wanted clarification as to why an additional bar was needed and that she was very concerned about people being loud and rowdy. She also asked about guests being able to purchase alcohol at the bar and walk off. Chris DiPrinzio clarified that this was to help with overflow and to prevent customers bottlenecking the hallway, they will be able to pay for drinks at the bar but they won't be able to just walk off the deck onto the riverwalk because there will be staff to control that.

Chairman Rogers completed the short form Environmental Assessment Plan.

MOTION made by Patrick Dewey, 2nd by Fred Bach for a negative declaration. Motion carried.

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

Chairman Rogers wanted to remind everyone that even with only 5 members present, 4 votes are still needed to approve project.

MOTION made by David Crandall, 2nd by Mike Ingerson to approve the application with the following conditions; there is a 10pm limit to live music, and to keep seating at a maximum of 84 people with no more than 7 seats at the bar.

Aye: Rogers, Ingerson, Bach, Dewey, Crandall

Nay: none Abstain: none

For the Record, Patrick Dewey is in for Dwayne Hazelton.

2 Petitioner - Peter Beattie for Channelside Restaurant.

MOTION made by Fred Bach, 2nd by Mike Ingerson to open a public hearing. Motion carried.

Mr. Beattie is looking to add a deck extension to move customers from sidewalk entryway to the deck extension for waiting. There is no serving of food and they are not adding anymore dining seats. The deck extension is 3 steps down and it is the 10ft required off the Riverwalk. He plans to clean up the entire area and fence the underside of the deck. The deck is roughly 6 feet off the ground so he will be able to side or screen the underside of the deck. Norma Zimmer addressed issues with the existing deck and safety of the old foundation. Mr. Beattie stated that when adding addition they will be shoring up the current deck as well and anything of concern will be getting fixed.

Chairman Rogers completed the short form Environmental Assessment Plan.

MOTION made by Fred Bach, 2nd by Mike Ingerson for a negative declaration. Motion carried.

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

MOTION made by Patrick Dewey, 2nd by David Crandall to approve the application with the following conditions; there will be no additional seating, and they will be required to add screening to enclosure under new deck.

3 Petitioner - Bonnie Bouchard - Chairman Rogers addressed the fact that the 62 day timeline is quickly approaching and the decision needs to be made within that time. The public hearing was still open on this proposal. Bonnie stated that one of her pins was difficult to find. She was able to estimate that she found one pin and measured 49 1/2 feet as the old survey showed. Fred Bach stated that they had asked for accurate dimensions and a new survey and that was not brought to the meeting. Fred Bach again said they need the exact width between house to property line. Bonnie said she measured it to come to 8 ft 6 inches. Fred Bach stated a normal parking spot would be 9 feet, 8 ft 6in plus a fence would take away additional 3 inches leaving only 8 ft 1 inch for a driveway. The board requested to see an edited plan with driveway on the opposite side because the original proposed driveway would not be possible due to width. The upper deck was also discussed, the board would like to see screening on sides of the deck to shield neighbors from the deck. She will return to next meeting with updated plan to show the new driveway and screening of deck.

It was decided that this decision will continue to be tabled until the next meeting.

MOTION made by Fred Bach, 2nd by Patrick Dewey to adjourn the meeting. Motion carried.

Respectfully Submitted,

Heather Valadez