

JOINT Town/Village of Clayton Planning Board

Minutes- September 6, 2018

The meeting was called to order at 7:p.m. by chairman Douglas Rogers.

Members Present: Paul E. Heckmann, David Crandall, Michael Ingerson, Duane Hazelton, Patrick Dewey (substituting for Preston Lowe), Therese Christensen (substituting for Frederick Bach) and Douglas Rogers.

Attendees: Tom Oot, Brandan Jacobson and Scott Weston

Motion by Michael Ingerson with a second by Paul E. Heckmann to approve the August 2, 2018 minutes as amended. Motion carried.

Scott Weston, agent for the Grindstone Group, LLC provided an overview of the proposed project for the construction of two (2) additional storage buildings at 605 Old State Road (tax map 20.71-1-2.21) in the Business district. Scott presented a series of schematics depicting location, setbacks, design, contours and landscaping. The Board posited the following concerns:

- additional contour information should be provided
- a more detailed landscaping plan was requested so as to protect neighbors
- consistent facing material was noted for aesthetics, creating an appealing view shed
- more information requested regarding outside storage
- relocation of existing sign should be noted

Motion by Duane Hazelton with a second by Dave Crandall to open the public hearing. Motion carried. No public comments were forthcoming regarding this project.

Motion by Patrick Dewey with a second by Paul E. Heckmann to declare a negative declaration per SEQRA review. Motion carried.

Motion by Duane Hazelton with a second by Michael Ingerson to close the public hearing. Motion carried.

The Board placed the decision in abeyance pending the review of the additional information as noted above. The decision will be made at the October 4, 2018 meeting based on the resolution of the outstanding submissions. The additional information coupled with what has been submitted will constitute a complete file.

Mr. Tom Oot, representing Oot Brothers Developers, presented the original subdivision plans for the Island View Estates located on State Street in the Village of Clayton. Please note that this is a pre-application session. The plans noted the additional areas that were subdivided but are vacant and the developer wishes to construct additional units on said vacant lots. However, given that the original subdivision was completed some years ago, setbacks and lot sizes have changed as a result of amendments to the Village Zoning Code. Therefore, further dialog will occur when more detailed information becomes available.

A pre-conference was held with Greg Rossetti, a representative OYA Solar and Rob Campany regarding a proposed large scale solar project that will be located on the Bruce Shaw property in the Town of Clayton. Both presenters provided an overview of the project and answered questions from the Board. Additionally, the Board was provided with a comprehensive packet detailing the essence of the proposed project. Much preparation will be necessary prior to a site plan review.

Respectfully submitted,

Douglas Rogers, Ed.D.

Planning Board Chair