

Approved
Minutes for Clayton Planning Board
May 2, 2019

Board Members Present: Doug Rogers, Fred Bach, Dave Crandall, Paul Heckmann, Michael Ingerson, Patrick Dewey, alternate Therese Christensen acting for Duane Hazelton

Absent: Duane Hazelton

Also Present: Richard Ingerson, Zoning Officer; Sue Kenney, Recording Clerk

Townpeople Present: James Kenney, Stan Bach, Patty Bach, Mary Zovistoski, Jerry Wetterhahn, Jack Stopper

Meeting was called to order by Chairman Doug Rogers at **7:01 PM** with the salute to the flag. Due to the absence of Duane Hazelton, alternate Therese Christensen was appointed to act in his stead.

7:02 PM, approval of minutes for January workshop. Chip Garnsey was listed as an attendee but had not been in attendance, so his name was deleted. Move to accept minutes as amended, Michael Ingerson, second by Paul Heckmann. Motion was approved.

7:03 PM, Chairman Rogers discussed need to amend previous minutes because some members had not yet been formally reappointed but had made and seconded motions. February 7 meeting, Dave Crandall replaced Paul Heckmann in motion to accept December 2018 minutes and also move to accept workshop minutes; Therese Christensen replaced Paul Heckmann in motion to adjourn the meeting. March 7 meeting, Patrick Dewey replaced Fred Bach in motion to open the public hearing. Those members who have not yet been sworn in for this year may join in the discussions but are not able to vote.

7:11 PM, OLD BUSINESS

There is a proposed amendment to the Village zoning law that trails be permitted in all districts. The Village Board will be meeting next on May 13 and will discuss the proposed amendment.

The Heinz Wahl project on Strawberry Lane has not yet been started, due to family illness. Mr. Wahl is asking for a year extension on his building permit. Motion made by Patrick Dewey to give the year extension; second by Mike Ingerson. All approved.

The Village sign law is under legal review by the Town Attorney Joe Russell, to see if it is legal, enforceable, and fair to applicants as it stands.

The Town solar law needs additional work based on the review by the Town Board. Town Board member Ken Knapp has expressed some concerns which will be addressed in the revised solar law. The ad hoc solar committee needs to reconvene, review the expressed concerns, then submit the revised law to the Town Board.

On Tuesday, April 30, there was a meeting with several state entities concerning a project by W. D. Bach, who was included in the meeting. Recommendations were made which were acceptable to W. D. Bach. The project had been started without a proper permit, so there may be some action taken by DEC.

Chairman Rogers has been asked by the State to review Alexandria Bay's LWRP, so he is looking for volunteers to assist in the process. He also wants to start a committee for assessment of the Route 12 corridor.

7:21 PM, NEW BUSINESS

The only item on the agenda is the application by Clayton Sand and Gravel to put up a permanent office building on the property on County Route 4. Stan Bach presented the information for the application to the Board. Member Fred Bach recused himself from the site plan review process because of his relation to the applicant.

The plan is to put up a 14x28 office building in the front of the property. This would be a seasonal office, used for only part of the day, with power but no well. A holding tank would be brought in for water. The building would be concealed in the trees. All applicable setbacks were followed. Rob Company supplied the plan for the septic. MSHA (the mining branch of OSHA) has been consulted and had some questions that were answered.

The Board questioned a two-acre parcel shown on the plot map, well off the road with no visible access. This belongs to a concrete manufacturer and was bought when the Cape Vincent wind farm was planned and is currently unused.

At **7:29 PM**, motion was made by Mike Ingerson, 2nd by Therese Christensen (acting for Duane Hazelton), to open the public hearing for this application. All members were in favor. There were no public comments or questions. At **7:30**, motion was made by Mike Ingerson, 2nd by Dave Crandall, to close the public hearing. All members were in favor.

It was noted that the checklist for this application is complete, all fees have been paid, and the schematics are submitted.

7:31 PM, The Environmental Impact Statement was reviewed. Motion was made by Dave Crandall, 2nd by Mike Ingerson, to make a negative declaration. All members were in favor.

7:33 PM, motion was made by Pat Dewey, 2nd by Mike Ingerson, to approve the application with the condition that all pictures and plans, including scaled drawings indicating location of septic system that were supplied to Board during the meeting, are to be given to the Board to review, and to be made part of the file. All members were in favor. The motion was carried.

OTHER NEW BUSINESS

7:35 PM, Dave Crandall brought up the need to have all site plans and/or subdivisions drafted at an approved architectural or engineering scale with key dimensions/notations.

7:37 PM, Richard Ingerson, Zoning Officer, introduced Jerry Wetterhahn who is here for a pre-review of a solar project. Because of the discovery of a type of native soil community, alvar grass, on the intended original site, the site has to be relocated. The new site is a flat, mowed field. The applicant will be putting in an application soon using the relocated site. There were questions concerning the planned

entrance, which on the map was indicated as being on Wood Road, although Mr. Wetterhahn, who will be leasing the land to the applicant, was unaware that it had been moved.

7:50 PM, The Village has a Planned Unit Development (PUD). Someone wants to develop an active adult community within the village limits. This community would have 5-gig communications, be C40 compliant, and be involve high-density residences with trails, walkways, and open spaces. The same person wants to develop a solar array and farm outside the village limits. Does this board want to develop a PUD that would satisfy both the town and village of Clayton, should this project come to fruition?

7:58 PM, motion was made by Pat Dewey, 2nd by Therese Christensen (acting for Duane Hazelton), to adjourn the meeting. All members were in favor. Meeting was adjourned.

Submitted by Recording Clerk, Susan Kenney