

Approved

Minutes for Clayton Planning Board

June 6, 2019

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

Absent: Doug Rogers

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

Townspople Present: Jake Tibbles, Jonathan Taylor, Allen Hebeeling, Joe Chrisman, Jennifer Van Reenen, Matthew Turcotte, Pam McDowell

Meeting was called to order by Vice-Chairman Fred Bach at **7:03 PM** with the salute to the flag. Due to the absence of Doug Rogers, alternate Therese Christensen was appointed to act in his stead.

7:03 pm, minutes for the May 2 meeting were reviewed, with one minor correction noted. **Motion** to approve the minutes was made by Mike Ingerson, second by Theresa Christensen acting for Doug Rogers. Motion was approved.

It was noted that members Fred Bach and Paul Heckmann have been sworn in by the town clerk.

7:06 pm, New Business

7:06 pm, Van Reenen, asking for a special use permit for constructing a bunkhouse on Big Gull Island; special use permit needed for bunkhouse to be used as a dwelling until a primary dwelling is constructed. ZBA has already granted a setback variance.

Jonathan Taylor did the presenting. The proposed bunkhouse will replace an existing storage shed and will use two walls of the shed. There will also be a new floating dock. The bunkhouse will become a place to stay on the island until a proposed primary dwelling is built in the future. It will be larger than the current shed. Owners hope to get the bunkhouse in by the fall. To accommodate the current water levels, plenty of fill will need to be brought in. There is currently no septic system on the island; a raised bed septic system will be put in. No final decision has been made concerning whether there will be a shore well or a drilled well. No kitchen is planned for the bunkhouse. There is currently no power to the island; the owners are hoping to stay off the grid and are looking at the possibility of solar power.

The building will be moved back from the water, to set it off from the flood plain. The dock cannot be connected to the bunkhouse without complicating the permit process, so they won't be connected, but there will be a step-down onto the dock. The LWRP for the project has been submitted. No permits are needed for docks.

At 7:21 pm, **MOTION** was made by Mike Ingerson, second by Dave Crandall, to open the public hearing. Motion carried.

The question was asked, why use a septic system rather than a composting toilet with gray water disposal, since the composting toilet is more efficient and less likely to pollute groundwater. In response, it was noted that most people prefer septic systems to composting toilets, and composting toilets are not specifically legal in New York State. The Board has to go by the laws of New York State. Another question was asked about which structure the septic would be attached to: it would be attached to the primary dwelling, once that is built.

At 7:25 pm, **MOTION** was made to close the public hearing by Duane Hazelton, second by Paul Heckmann. Motion carried. In the discussion by the Board, the members said that a provisional approval would have to be contingent on approval by leading agencies for the dock portion of the project. No SEQR is necessary because this is a residential project and the short form is already on file.

Mr. Taylor will submit the septic design to be added to the file. At 7:30 pm, **MOTION** was made by Fred Bach, second by Mike Ingerson, to approve the application with the condition of leading agencies' approval of the dock portion of the project.

Aye: Fred Bach, Dave Crandall, Mike Ingerson, Paul Heckmann, Therese Christensen (acting for Doug Rogers), Duane Hazelton, Patrick Dewey.

Nay: none Absent: Doug Rogers

7:31 pm, pre-application hearing for Matthew Turcotte for relocation of office structure at self-storage facility, which would require a deviation from the original site plan. He will also need to go to the ZBA to ask for a variance.

Matthew Turcotte did the presenting. The structure is 12x8 in size and is used as an office. There is no one in the office unless a new customer comes in. The structure will be screened from the road by trees. The 3-4 foot trees being planted now will grow to be 12-15 feet or more. In the current situation, the office building is too close to a larger building; it is a very tight space to drive through. He wants to move it to a corner of the lot. There will be trees on the Old State Road side of the property, although these are not shown on the plan.

Dave Crandall wanted to make sure there was no better location on the site.

At 7:42 pm, the Board gave approval to the change in the site plan with proper greenery screening, and noting Dave Crandall's objection to the location.

7:45 pm, Thousand Islands Land Trust (TILT), pre-application hearing. Jonathan Taylor did the presenting.

TILT plans to build an addition for storage along the wall facing DiPrinzio's, and do some interior remodeling. Chairman Rogers had left some of his concerns in written form, which the acting chair Fred Bach read to the Board. In answer to Chairman Rogers' concerns, Mr. Taylor said that TILT had no intention to move their offices during the construction period, and that there are multiple propane tanks in the county-owned space between TILT and Rak's. As to the proposed roof over the deck which is partly on Village property, TILT has received approval from the Village Board to construct the roof, in the form of a license for TILT usage of Village property. Mr. Taylor acknowledged that there would be a fractional reduction of the view of the river from Riverside Dr. after the roof is completed.

The current staircase leading from the deck, which is in the Village street, would be replaced by one facing the river and therefore more out of the way. The overall intent of the downstairs renovation is to provide a venue for the public to gain more information about TILT, the River, recreational trails and other opportunities, and the general area through pamphlets and interactive exhibits. It is meant to enhance the Riverwalk. Because TILT is tax-exempt, they are trying to extend the public benefit as much as possible to offset the tax exemption.

There are a few low plantings planned facing the river, which will partially screen the conditioning unit, relocated from the site of the proposed addition to the River side of the building. There were concerns about the exhaust from the conditioning unit adversely affecting the DiPrinzio building, so the unit will be moved. Stairs will be relocated to the Riverwalk side of the building. The roof on the addition will look like the roof on the deck at the other end of the building; there will be only one window in the addition, on the wall facing the River. TILT will probably keep the current sign on the building. The porch railings will be redone, since the current railings are not up to code.

The issue of parking was raised by Board member Heckmann. The parking around the buildings in that area is insufficient now, and is in fact insufficient for the entire Village. The Board needs to address this issue, particularly in regard to approving uses that will further impinge on parking. The Village Board also needs to address the issue. Jake Tibbles, the executive director of TILT, pointed out that currently only one employee parks a car by the building. Since no one lives there, that parking space is free during hours the office is not open. He added that the occupant load of the building will not be changing. There will be two new offices put on the second floor, but these are to better accommodate the current staff; there will be no staff increase.

Mr. Taylor stated that there will be rain gutters to deal with the drip from the new roof, and the roof will not encroach any more than the deck does now. The proposed floor plans were reviewed: on the first floor, a small retail space, an educational/tourism area, and a board room which is used by other groups as well as TILT; on the second floor, two new office areas to the existing four, to better accommodate the current six to seven staff members. On the outside will be three small, nautical-themed LED lights which will only be on during business hours. There will also be a sign light, to be left on all night, for the current sign, which is smaller than the maximum allowed. Mr. Tibbles asked about leaving on the building the sign for Westelcom that is currently there, as a showcase for Westelcom's services to the building. Zoning/Codes Officer Ingerson stated that under the current ordinance, offsite signage is allowed, but once the new sign law is enacted, offsite signage will not be allowed.

Also on the new addition would be a one-hour fire-rated door. It was noted that on the backside of the building, the roof overhang is right on the edge of the property. Mr. Taylor said they are thinking about putting solar panels on the roof, and would like to include that in the application.

A letter was read from Scott Johnson, Clayton Fire Chief. He had inspected the site and said that there would be no issue with fire protection with the addition. He would prefer that no cars be parked between TILT and DiPrinzio's, since if there was a fire and it reached any cars parked there, the gas tanks would pose too much of an explosion hazard. It was noted that with the addition, there would be no room for cars to park there.

Zoning Officer Ingerson will send out revised plans to each Board member, with revisions made since the last ZBA meeting. Dave Crandall noted that the Planning Board cannot approve the street side of the application without a variance; the ZBA will be reconsidering the variance request. Paul Heckmann asked if increased foot traffic could be proved. The Board members were in general agreement that this project would make the building look better esthetically. The question of sending a letter to the ZBA concerning the esthetic enhancement of the proposed porch was raised, as well as the question of whether it is legal or proper to make comments and/or suggestions between boards. Mr. Taylor said they hope to be back before the Planning Board next month with approval from the ZBA, which is meeting again in two weeks.

It was noted that the next meeting will be on July 11, in consideration of the July 4 holiday.

At 8:31 pm, **MOTION** was made by Mike Ingerson, second by Dave Crandall, to adjourn the meeting. Motion was carried.

Respectfully submitted,

Susan Kenney, Recording Clerk