

Joint Town/Village of Clayton Planning Board

March 5, 2020 Minutes

Members Present: Dave Crandall, Duane Hazelton, Paul E. Heckmann, Patrick Dewey, Therese Christensen and Doug Rogers.

Absent: Fred Bach, Jr. (Kevin Patchen will substitute for Fred)

Guests: Tom Oot, Allen Heberling, Rob Company, Zach Cooper, Mithun Vyas, Jeffrey Cohen, Pam McDowell, Chris Phinney, Janele Peterson, K. Darrels, Lynne Ibersay

The meeting was called to order at 7:00 p.m. followed by the pledge. Upon a motion by Therese and a second by Duane the minutes of February 6, 2020 were approved as presented.

Communications: Chairman Rogers reminded the Board that the Tug Hill Conference will be held March 26, 2020. Please see Richard to sign up for your selected workshops. Also noted was that the Town of Clayton is generating a permitting process for special events. The PDD is currently being reviewed by the Town Board. The document has undergone legal review and Attorney Russell provided answers to the committee's questions.

First on the agenda was Tom Oot who is seeking site-plan review for the construction of five more units on the Island View Development Property. Tom's presentation included a reference to the 1989 approvals and noted originally the plan called for seven units, but Tom cut it back to five. Much discussion focused on the front and rear setbacks. Also, the number of feet between the units was discussed at length. It appeared that the ZBA granted the variances noted on the drawings. Also, the large tract off Swart Ave. could not be sold as it is common property managed by the Homeowners Association. Upon a motion by Kevin with a second by Therese, to open the public hearing regarding this project (motion carried). The county (239-m) noted that there should be additional walkways to the pool area and docks connecting the additional units. The Short Form Environmental Form Part was completed. Upon a motion by Duane with a second by Therese a negative declaration was determined (motion carried). A motion to close the public hearing was made by Duane with a second by Therese (motion carried). A motion was made by Patrick with a second by Kevin to approve the site-plan with conditions (motion carried). The conditions: That a planting plan will be submitted prior to the project commencing and a fencing/screening plan shall also be submitted for the dumpster area prior to commencing the project.

A pre-application conference was held with Jeff Cohen of Bayside Marina for the construction of a deck to be attached to an existing structure. The deck represents a change in a previously approved site-plan

therefore, Mr. Cohen will return to the Planning Board for said approval. The steps will not block the right-of-way/fire lane. The fire chief was contacted regarding this situation.

A pre-application conference was held with Chris Phinney. Chris wants to replace a conex storage trailer with a 14X44 North country Shed to provide for more storage at the redemption center. It would be located on the property line with Grays. He would be seeking a variance for the placement. He wants to make certain he can store more material and it would look much better than the trailer.

Representatives from the OYA Solar Facility made a presentation regarding the construction of a solar battery storage structure on the Shaw farm which makes up the portion of the solar facility located in the Town of Clayton. Chairman Rogers read a communication from Ross Holbrook and others regarding their thought on the solar battery issue. It was entered as part of the record. The solar battery facility is a change of site-plan previously submitted by OYA. After a lengthy technical explanation about the composition, volatility and safety concerns of solar storage batteries, the Board did not grant conditional approval of the proposal. The Board requested a technical document from OYA regarding the composition and safety procedures that may be required for the lithium batteries. This document was to be reviewed by a third- party engineer and OYA would assume all costs associated with this review.

Duane moved to adjourn the meeting with a second by Therese (motion carried).