

**DRAFT**  
**JOINT TOWN/VILLAGE OF CLAYTON**  
**PLANNING BOARD MINUTES**  
**September 13, 2007**

At 7:00PM Chairman Baril opened the regular meeting of the Joint Town /Village of Clayton Planning Board with the following board members present:

Bud Baril, Paul Heckmann, Ron Duford, Preston Lowe, John Kehoe, Alternate John Summers, Larry Aubertine (arrived 7:07PM), John Eppolito (arrived 7:12PM)

**Others present included:** ZEO Henry LaClair and recorder Diane Clark

**Townspople present:** Norma Zimmer, Wayne Mathews, Rick Gilbert

Chairman Baril stated the Joint Town/Village Board approved John Summers to be an alternate on the Planning Board replacing Phil Randazzo. The board welcomed Mr. Summers.

**Minutes** from August 9, 2007 were reviewed. **MOTION** was made by Ron Duford, 2<sup>nd</sup> by Paul Heckmann to approve the minutes as written.

Aye: Duford, Heckmann, Baril, Kehoe, Aubertine

Nay: None    Abstain: Eppolito, Lowe, Summers    Absent: None

**7:15PM – Town -Marlene Barrett – Roosevelt Tract, Rt. 12 & Potter Blvd. Tax Map # 20.07-2-26 in the Marine Residential District. Make recommendation to ZBA.**

Mr. Wayne Mathews, agent for Ms. Barrett reviewed the application with the board. He indicated they would like to combine lots 25 and 26 (plus a 34' strip) making the lot .63acre (27,600 sq. ft.) and lots 27 and 28 (plus 15' strip) making that parcel .57 acre (24,750 sq. ft.). He indicated the lots have the appropriate setbacks. Being no further questions, **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by John Kehoe to recommend to the ZBA that the Planning Board sees no problem with combining the four lots into two.

Aye: Duford, Heckmann, Baril, Kehoe, Aubertine, Eppolito

Nay: Lowe                      Abstain: Summers    Absent: None

Chairman Baril indicated he would write the letter to the ZBA.

**7:22PM – Town - Jeff Cohen, Rt 12 & Greenizen Rd. Tax Map # 31.06-1-9.2 in the Business District. Reconvene Public Hearing for SPR to site a Marina.**

ZEO LaClair stated Mr. Cohen still has not provided him with the information the board had requested. The board determined no action would be taken. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Ron Duford to close the Public Hearing.

Aye: Duford, Heckmann, Baril, Kehoe, Aubertine, Eppolito, Lowe  
Nay None: Abstain: Summers Absent: None

**7:25PM – Town -Pat Phinney, 17166 Co. Rt. 181 Tax Map # 31.00-2-19.1 in the Agricultural-Residential District. Consider a simple minor subdivision.**

The board reviewed the application. In order to approve this application the board noted the following condition that subdivision #2 must be joined to tax map parcel# 31.00-2-19.1. There were no written comments or phone calls. The board noted there is a generic SEQR on file. **MOTION** made by Preston Lowe, 2<sup>nd</sup> by Larry Aubertine to approve the application with the above stated condition.

Aye: Duford, Heckmann, Baril, Kehoe, Aubertine, Eppolito, Lowe  
Nay None: Abstain: Summers Absent: None

**7:30PM – Town – Ricky & Cynthia Gilbert, 11613 County Rt. 9 Tax Map # 30.00-3-34 in the Agricultural-Rural Residential District. Consider a Simple Minor Subdivision.**

The board reviewed the application and determined there is a generic SEQR on file and the application is complete. There were no letters or phone calls. **MOTION** made by John Eppolito, 2<sup>nd</sup> by Preston Lowe to approve the application as submitted.

Aye: Duford, Heckmann, Baril, Kehoe, Aubertine, Eppolito, Lowe  
Nay None: Abstain: Summers Absent: None

**7:35PM – Town -Donald Fulmer – Deferno Rd. Tax Map # 30.00-3-4.2 in the Agricultural-Rural Residential District. Consider a simple minor subdivision.**

Chairman Baril recused himself stating Mr. Fulmer is his son-in-law.

The board reviewed the application and determined there is a generic SEQR on file. There were no letters or phone calls. **MOTION** made by Paul Heckmann, 2<sup>nd</sup> by John Kehoe to approve the application.

Aye: Duford, Heckmann, Kehoe, Aubertine, Eppolito, Lowe  
Nay None: Abstain: Summers, Baril Absent: None

**7:40PM – Town -Franklin Kirkland, Danenwald Rd. Tax Map # 31.10-1-23.1 in the Residential – 1 District. Consider simple minor subdivision.**

The board reviewed the application and noted there is a generic SEQR on file. There were no written comments or phone calls. The board determined that to approve this application the new lot has to be added to lot 23.3. **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Paul Heckmann to approve this application with the above noted condition.

Aye: Duford, Heckmann, Kehoe, Aubertine, Eppolito, Lowe, Baril  
Nay None: Abstain: Summers Absent: None

**7:42PM – Town – Alice Peron, 41821 Lower Town Landing Rd. Tax Map # 12.00-1-39.21 in the Marine-Residential District. Make Recommendation to ZBA.**

The board reviewed the application and determined it was a legal subdivision. **MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by John Kehoe to forward the application to the ZBA without comment.

Aye: Duford, Heckmann, Kehoe, Aubertine, Eppolito, Lowe, Baril  
Nay: None Abstain: Summers Absent: None

**Other Business:** Board member John Kehoe stated that the DOS asked the LWRP committee to evaluate a shoreline project to stabilize a boathouse on property owned by Pat Patch. The LWRP board has no problem with Mr. Patch repairing the boathouse but they discovered they haven't been able to determine who actually owns the property. The LWRP feels until ownership is resolved they should not pursue. **MOTION** made by Larry Aubertine, 2<sup>nd</sup> by Ron Duford for John Kehoe to write a letter to the DOS stating the project is not objectionable, but until ownership is established the LWRP will not pursue.

Aye: Duford, Heckmann, Kehoe, Aubertine, Eppolito, Lowe, Baril  
Nay: None Abstain: Summers Absent: None

Chairman Baril mentioned that budget time is approaching and if the board members wanted an increase from the \$12.00 per meeting they were currently receiving then he would need to submit the request soon. The general consensus of the board was that they were not there for the money and to keep it at \$12.00.

**Tug Hill Conference** – Eppolito, Duford, Aubertine, Heckmann, Kehoe & Baril indicated they will attend. Summers will let Chairman Baril know after he checks his calendar.

**Correspondence** - Chairman Baril stated he sent a letter to the Village Board in regards to the proposed zoning changes in the Industrial zone on Franklin St. and also a letter of recommendation for the adoption of the new sign law. He also sent a letter to the Town Board in support of Town of Clayton Resolution 39 of 2007.

**Workshop- Sept. 27, 2007 at 7PM.** - Topic: Health & Economic impacts related to wind turbines. Chairman Baril asked all board members to research the topics and the board would spend one hour on each topic. He cautioned that these topics could take several workshops before any decisions are made.

**Hotel St. Laurent** - Board member, John Kehoe mentioned that the LWRP feels the revised plans for the Hotel St. Laurent and dock project is still consistent with the LWRP. He stated the Rivoli's would like to see the Village "spruce up" the area around the Public boat ramp and move the dumpster.

**MOTION** was made by Larry Aubertine, 2<sup>nd</sup> by Preston Lowe to accept revised hotel plans as they know them and providing they stay consistent with the LWRP.

Aye: Duford, Heckmann, Kehoe, Aubertine, Eppolito, Lowe, Baril

Nay: None                      Abstain: Summers      Absent: None

Being no further business to discuss, **MOTION** made by Paul Heckmann, 2<sup>nd</sup> by Preston Lowe to adjourn this meeting at 9:10PM.

Aye: Duford, Heckmann, Kehoe, Aubertine, Eppolito, Lowe, Baril

Nay: None                      Abstain: Summers      Absent: None

Respectfully submitted,

Diane Clark  
Recording Clerk