

The Village of Clayville Board of Trustees Meeting
June 13, 2024, commencing at 6:00 P.M.

Present: Kevin Turley, Mayor
Greg Glinton, Deputy Mayor
Steve Messenger, Trustee
Andrew Hartnett, Trustee
Keith Brennan, Trustee
Daniel Buckingham, Resident

Gina LaMonte, Codes Enforcement
Rebecca King-Goodale, Clerk-Treasurer
Kevin Ludlow, Attorney
Joe Inglis, Fire Chief
Amanda Hartnett, Resident

NEW BUSINESS

NEW BUSINESS: Open at 6:00pm

Public

- Daniel Buckingham, Village Resident
 - Daniel Buckingham (Bird Road) came to tonight's meeting and spoke on the noise concerns and said this is a "quality of life" issue. Mayor Turley stated that the Village has not received anything from HMI yet and this will be public information once it is received and discussed. As of today, we have not had any concerns of noise. Deputy Mayor Greg Glinton suggested that the Board members have a sit-down with the reps of HMI and have a discussion regarding noise concerns, etc. HMI has been wonderful with the Village and the Board would like to continue with this relationship.

Gina LaMonte – Codes Enforcement Updates & Kevin Ludlow – Attorney Updates

- HMI has submitted a building permit to expand its Argon gas capacity along the north side of the building. They will need to put in a concrete pad to support additional vaporizers, storage tanks and a pump to be covered with a roof. Current update as of 6/10, we are waiting for the following:
 - Additional information to show the concrete pad and/or building that will cover it
 - Comp & Liability Insurances of the contractors
 - Flood Plain Permit – they were supplied the Flood Plain Map
- Jason & Kimberly Bryant – New owners of 2 Wire Mill Place – There is a waterfall on the property and nearby we would like to build a platform and Yurt/Cabin (Less than 500 sq ft), however we want to be sure to navigate codes and building considerations properly as it is new for us. Would it be possible to meet and discuss what the key requirements to meet for the permit contents would be? Also, would it be possible to get some examples of similar permits approved to know best practices to submit, so it is less work for both us and yourself? Some of the property considerations: My wife teaches yoga and does counseling, and we could both utilize it as a short term rental and also for her life coaching and yoga retreats. Also, while the main home and large portions of the land by the waterfall are not in a flood zone, other parts of the land around are.
 - Apply to allow for an additional dwelling, or would we have to park an RV back there or something like that to camp by the waterfall?
 - Segment the lot so that area could be its own?

- If we got rid of the accessory building of the garage, then what size building is allowed as a new accessory if we wanted to build one?
- Something like a Yurt (big tent of about 250 square feet) be allowed as long as it wasn't a permanent structure?
- Would there be anything against the law in doing a concrete pad in that area?

Gina LaMonte and Kevin Ludlow met with Jason & Kimberly Bryant tonight before the Board Meeting. The couple is purchasing 2 Wire Mill Place and had requested information on putting an Air B&B in. It was discussed that they could subdivide on Oneida Street if they wanted.

- The ZBA for the Village of Clayville is currently not a full Zoning Board. By law, if there is a Zoning Law, there needs to be a Zoning Board of Appeals. At this time without a complete board or even a quorum, there is no legal Zoning. Town law 6-4 adopting zoning ordinance upon adoption of a town zoning ordinance, it is necessary to organize a zoning board of appeals. Attorney Kevin Ludlow can compare it to the proper village law if needed. General law 81 requires a board, either 3 or 5 members, depending on the motion by local law made previously states the number of members (5). If the board wanted to go to 3 members, they would have to enact that by local law or ordinance.
 - When amending the Zoning Law, a procedure must be followed: SEQR, 239 Review and Public Hearing

Wyatt is interested in purchasing Bryn Davis' property. It appears that the most efficient way to accommodate a future residential use there would be to amend Schedule "A" of village zoning to add "residential use" in an otherwise commercial zone. This would have to be done by way of a local law, with required public hearing, and thereafter filing with the NY Department of State.

- Before we start to jump through such process, I would suggest that the caller be advised to first present the Village Board with a signed purchase contract which could contain a contingency that the village must first so amend Schedule "A", and a letter from such purchaser requesting that the village proceed so that the contingency can be satisfied, thus allowing the sale to proceed to conclusion. Otherwise stated, the village board wants to know that this is a serious and likely purchase before expending time on the zoning code amendment. Rebecca emailed the buyer on 5/23.
- Gina stated that the Village may want to amend our zoning laws, as there are concerns of residential in commercial zones and vice versa. Attorney Kevin Ludlow stated that if the Village doesn't do anything regarding amending the zoning law to include residential in commercial zones, then we are potentially leaving a property to "rot", rather than bring in revenue. Fire Chief Joe Inglis recommend that they should have the Fire Department property surveyed because when Lee owned that building, he stated that the Village owned 6 feet of that. Attorney Ludlow suggested requiring a survey to get a building permit to put the burden on the new owner.
- Update Board regarding John Bear LLC and Martin Peters (certified mailings)
 - No response yet from John Bear LLC. Gina will send Rebecca a new letter to send out via USPS and certified mail.
 - Martin called the Clerk on Friday 6/7 and let her know that he plans to clean up his debris in June. He also questioned as to when the Demo Company will be back to fix the sidewalks

___ Mayor and Clerk/Treasurer Updates

- Old Wicker Mill Grant – Expired 3/2023 but DASNY has extended the date to 5/29/2025
 - All Board-approved quotes must go to DASNY before scheduling any work to be done
 - Note: Landscaping is difficult to get reimbursed for and has to be approved prior to reimbursement requests
- Pay Oneida County for Sewer Usage and Surcharge
 - Motion by: Deputy Mayor Greg Glinton / Second: Trustee Andrew Hartnett (All in favor / None against)
 - Sewer Usage: \$13,129.29
 - Sewer Surcharge: \$2,004.46

REGULAR BUSINESS:

Review and approval of May 2024 Minutes

- Motion by: Trustee Steve Messenger / Second: Trustee Keith Brennan (All in favor / None against)

Review and approval of May 2024 Report of Treasurer

- Motion by: Trustee Keith Brennan / Second: Trustee Andrew Hartnett (All in favor / None against)

Review and approval of May 2024 Detail of Revenues

- Motion by: Deputy Mayor Greg Glinton / Second: Trustee Steve Messenger (All in favor / None against)

Review and approval of May 2024 Detail of Expenditures

- Motion by: Trustee Steve Messenger / Second: Trustee Keith Brennan (All in favor / None against)

Review and approval of April 2024 Vouchers

- Motion by: Trustee Steve Messenger / Second: Trustee Andrew Hartnett (All in favor / None against)

ADJOURNMENT:

Closed at 7:00pm

Next Board Meeting: Thursday, July 11, 2024

Respectfully Submitted,

Rebecca King-Goodale

Rebecca King-Goodale

Clerk-Treasurer