

**PLANNING BOARD  
TOWN OF COLTON, NY  
REGULAR MONTHLY MEETING  
March 27, 2018**

**Members Present:** Chair Ed Fuhr, Laurie Thornton, Harold Granger, Martin Avery, Kirke Perry, Anne Townsend

**Members Absent:** Connie Hatch-Young

**Public Present:** Mike Crosley, Anne Clarkson

**Call to Order:** Meeting called to order at 7:02pm with quorum present. Pledge of Allegiance was recited.

**Regular Meeting:** M. Avery made a motion to close the regular meeting, seconded by K. Perry. All members were in favor. Close of regular meeting at 7:05pm.

**Public Meeting:** CUP-11-2018, lot ID#120.035-1-29, Mike Crosley and Anne Clarkson. Mr. Crosley and Ms. Clarkson purchased the old Southwoods store in S. Colton, 3924 St. Hwy. 56. Mr. Crosley and Ms. Clarkson are wanting to open a liquor store and gift shop and add 2 apartments to the house side of the building. The building permit would fall under the "mixed occupancy" category. CEO D. Richards stated that there will have to be a wall separating the liquor store from the gift shop as per NYS regulations. Also, there cannot be a bulk storage of liquor with the residential occupancy. M. Avery advised the planning board and the applicants that CUP-11-2018 should be sent to the ZBA for a possible variance as lot ID 120.035-1-29 is not to code for this due to 40,000 sq ft lot requirement. M. Avery made the motion to close the public hearing, seconded by L. Thornton. All members were in favor. Public meeting closed at 7:20pm.

**Regular Meeting:** L. Thornton made the motion to adopt the minutes from the February 2018 meeting, seconded by A. Townsend. All members were in favor. M. Avery made the motion to adopt the agenda for this meeting, seconded by H. Granger. All members were in favor. **Courtesy of the Floor:** none at this time.

Action taken on CUP-11-2018. M. Avery made the motion to recommend to Mr. Crosley and Ms. Clarkson to approach the Zoning Board Appeals for an area variance to comply with the TOC LUC schedule. Seconded by A. Townsend. All members were in favor. M. Avery then made the motion for public comment to the ZBA, recommending, in considering this variance, the final parcel ID#120.035-1-29 and parcel ID#120.035-1-21 when combined, becomes more conforming and in line with the TOC LUC. Seconded by H. Granger. All members were in favor. St. Lawrence County also made the comment of: the reviewing board has the authority to attach conditions to the issuance of conditional use permits that are directly related to and incidental to the proposed special use. Any such conditions imposed must be met by the landowner before building permits; certificate of occupancy and other agency permits can be issued. Review from DANC (Development Authority of the North Country) in regards to the possibility of wind towers. Yes, S. Colton is in the zone for the F18 combat practice maneuvers from Fort Drum. CEO D. Richards spoke with J. Pfothenouer from St. Law Co. Mr. Pfothenouer stated that Fort Drum has no authority over the TOC LUC. The planning board will continue with the planning of windmill zoning laws for the TOC.

**Code Enforcement Officer Report:** No changes, 11 permits. Many people asking questions about potential builds.

**Correspondence:** APA training in Lake Placid in April.

**Next Planning Board meeting to be held** April 24, 2018 at 7pm.

**Adjournment:** With no further issues for discussion A. Townsend made the motion to close the meeting, seconded by M. Avery. All members were in favor. Meeting closed at 7:55pm.

Respectfully submitted

Jennifer Cole

Secretary