

TOWN OF CLARKSON
PLANNING BOARD MEETING
MINUTES
July 17, 2007

PRESENT:

Don Osborne - Chairman
John Jackson
* Scott Hanko
Dave Virgilio
Tom Schrage
Colleen Rogers - Deputy Town Clerk
* Richard Olson - Town Attorney
John Paul Schepp - Town Engineer
Dennis Scibetta – Building Inspector

*Excused

CALL TO ORDER

OPEN FORUM

Paul R. Fox
8013-8025 Ridge Rd
Tax Acct: 054.04-1-41

Mr. Fox is in front of the Board for some direction on the current listing of home. The parcel currently has two homes on the parcel one is a converted barn. The property has been listed for over a year and the Real Estate Agent has suggested splitting the parcel into two. The zoning may be an issue, the front 1.6 acres is zoned highway commercial the back 3 acres is zoned residential.

The Board reviewed the map presented by Mr. Fox. The following are concerns that cannot be resolved under open forum.

- The driveway is shared an easement would have to be prepared.
- Utilities would have to be separated.
- The septic tank for the main house may have to be moved to ensure required frontage for converted barn.
- The zoning may present as a problem.

The Building Inspector will schedule a Development Review Committee Meeting to review the options.

West Ridge Industrial Park

Clarkridge Dr.
Turner Properties
Bernard C. Schmieder, P.E.,L.S : Consulting Engineer

Mr. Schmieder stated that Turner & Tallman are dissolving their West Ridge Industrial partnership, they have been trying to develop this district for many years without success, and they are both getting older and would like to auction the property with a few changes. In example rezoning a portion to residential. Mr. Schmieder stated he realizes that is a Town Board issue but would like direction from the Planning Board to see if residential would work in that vicinity.

The Board would like to take this to the Development Review Committee for review. D. Scibetta will schedule a meeting date and contact Mr. Schmieder.

NEW BUSINESS

Montralloy-Egan Subdivision
John Egan
Sweden Walker Rd, 785ft. South of Gilmore Rd
Tax Acct: 055.01-1-36
Schultz Associates are the Consulting Engineers

Mr. Egan has presented the Board with a site plan for a single- family home on the above-mentioned property. Complete with public water, gas and electric.

J.P. Schepp has reviewed the plans and is satisfied with the engineering, there are a few exceptions:

- The project is located within the agricultural district. The procedures for residential development within the agricultural district or withdrawal from the district should be addressed. Monroe County comments should be submitted with the application.
- The project includes extension of water service outside a water district. A petition for a water district has been circulated for this area. If water service is allowed outside the water district, provisions should be made to require the property owners to join the district if it is formed.

The Board agreed to call for a public hearing at the next meeting. Schultz Associates will work on the above and return the information required.

D. Scibetta presented the Board with an updated building permit application and has included it on the Town of Clarkson website.

REVIEW OF MEETING MINUTES

Motion by T. Schrage to approve the June 19, 2007 minutes as written.
Second by D. Osborne

Unanimously Carried

ADJOURNMENT

Motion at 8:00 pm by T. Schrage to adjourn. Seconded by D. Virgilio. UNANIMOUSLY CARRIED.

Respectfully Submitted,

Colleen M. Rogers, Deputy Town Clerk