

TOWN OF CLARKSON
PLANNING BOARD MEETING
MINUTES
August 7, 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

S. Hanko acting chairman called the meeting to order at 7:00pm led those present in the Pledge of Allegiance and read the agenda.

OPEN FORUM

Emmanuel Baptist Church: Lake Rd came in front of the Board to confirm that the 12ft. by 14ft. shed they were constructing was allowable, a proposed garage was on the approved site plan. The board reviewed the site map and agreed the shed is allowable.

PUBLIC HEARING S. Hanko read the legal notice and opened the public hearing for:

Montrallo-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. Dave Matt of Schultz Associates discussed the following.

- The project is located within the agricultural district. The procedures for residential development within the agricultural district or withdrawal from the district were addressed. A memo from Pam Dolliver the Assessor was submitted to reinforce that the parcel is not receiving an agricultural exemption.
- The property was subdivided for the family and will be kept in the family.

- The Eagan's have decided due to cost factor they will be digging a well.
- The driveway will be fifteen feet wide.
- All drainage on the property will be directed to the tributary.
- A Pond will be dug to balance the fill.

Comments from the public:

Wayne Ward, 3267 Sweden Walker Rd asked if the Eagan's would be running the waterline down. Mr. Eagan stated he would be digging a well.

David Lawlor, 3174 Sweden Walker Rd. Reviewed with the board that he has lived in the home since 1992 and gave a full description of the location of home and outbuildings. He discussed the traffic and speed on Sweden Walker Rd. Mr. Lawlor feels the Eagan's driveway will create an intersection causing traffic concerns.

The developer's map describes the street we have been referring to as a driveway it is clear however from the plans submitted that by intentions and legal definition in the Clarkson Code it is a road. The developer's intention is seen in the willingness to run a private water line more than 500 feet southerly along Sweden Walker Road and then another 500 plus feet easterly along the their private road. They will also be running gas & electric service and drainage easterly along the private rd. All this is being done for the benefit of one three-bedroom house. Mr. Lawlor reviewed Town Code Section 116-30G. A letter was presented to the Board from Mr. & Mrs. Lawlor, as well as one from Mr. O'Toole his attorney and John Freel Eng. All correspondence is located in the file folder.

The information handed out to the Board this evening was a lot of information to review during the meeting.

Motion by D. Virgilio to keep the public hearing open and continue at the next meeting giving everyone time to review the material submitted by Mr. Lawlor and to conduct a site visit.

Second by S. Hanko.

Carried.

The Board will conduct a site visit on August 21, 2007 @ 6:00pm.

NEW BUSINESS

K & K : WTA Limited Partnership: Doug Galley

8389 Ridge Rd

Tax Id: 054.13-2-16.1

Mr. Galley reviewed his application for a special permit for outside sales at the Clarkson K&K. Mr. Galley stated they would like to put an outdoor freezer for ice. They also have a propane exchange program. In the spring and summer months they would like to sell mulch. They have limited space indoors. Pictures were submitted.

The Board reviewed the application and would like the opportunity to review the conditions that were placed on the original special permit granted. In addition the Architectural Review Board must review the application the store is in the Historical Overlay District. A Use Variance may be required. Parking may be impacted by the sales. The Board will put K&K on the next agenda.

REVIEW OF MEETING MINUTES

Motion by J. Jackson to approve the July, 17, 2007 minutes as written.

Second by D. Virgilio

Unanimously Carried

ADJOURNMENT

Motion at 8:45 pm by J. Jackson to adjourn. Seconded by D. Virgilio. UNANIMOUSLY CARRIED.

Respectfully Submitted,

Colleen M. Rogers, Deputy Town Clerk