

TOWN OF CLARKSON
PLANNING BOARD MEETING
MINUTES
August 21, 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

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

OPEN FORUM

N/A

PUBLIC HEARING D. Osborne read the legal notice and continued the public hearing for:
Montralloy-Egan Subdivision

John Egan

Sweden Walker Rd, 785ft. South of Gilmore Rd

Tax Acct: 055.01-1-36

Chris Schultz, Consulting Engineer

Mr. Egan has presented the Board with a site plan for a single- family home on the above-mentioned property. Mr. Schultz met with the Town Engineer J.P. Schepp and all the engineer comments have been addressed. Monroe County Health Department is ready to sign off on the project and Department of Transportation has issued their permits.

Comments from the public:

David Lawlor, 3174 Sweden Walker Rd shared his concerns about the following:

- The road creating an intersection on Sweden Walker Rd.
- The vegetation remaining for buffers.

The Board reviewed the vegetation and the concerns Mr. Lawlor has with the concern that the driveway will become a road.

J.P. Schepp stated that by the Design Criteria definition of a private drive Mr. Egan's driveway is just that a driveway servicing two lots.

The Board agreed that if any further re-subdivision or any additional driveways were added to the parcels it would come before the Board for review to redesign the driveway.

Motion by D. Virgilio to close the public hearing.

Second by T. Schrage.

Unanimously Carried.

Motion by T. Schrage to approve the application of John Egan with the following conditions:

- The driveway will be used to service the single-family home and as a farm access for the

- remaining lands only.
- Further re-subdivision or any additional driveways added to the parcels would be required to come before the Board for review and redesign of the driveway.
 - The cross easement on the plan would be removed.
 - Vegetation would remain along the driveway on the property north of 3174 Sweden Walker and west of the new construction to keep the buffer in place.

Second by D. Virgilio.
Unanimously Carried.

OLD BUSINESS

K & K: WTA Limited Partnership: Doug Galli
8389 Ridge Rd
Tax Id: 054.13-2-16.1

The Board reviewed his application for a special permit for outside sales at the Clarkson K&K. The application 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. The board discussed parking concerns and the fact it is in the historical district. A letter was read from James Bannister, Chairman of the Architectural Review Board stating the following;

The application of K&K Food Marts on Ridge Rd in Clarkson does not meet with the approval of this Board. It is stated that the inventory be stored in the parking area at the corner would seem to overtake some valuable parking spaces for customers. Further this is a food and gasoline-vending establishment, which does not include lawn and garden products. The expansion of other like products in the future is also of concern.

After much discussion the Board agreed that any additional outside sales on the property would be beyond the original scope of the original application. The ice machine is fine were it stands but the propane tanks on the east side should be moved to the south end of the building, with the bollards in place painted orange.

Motion by J. Jackson to approve the following:

- The ice machine can stay in place.
- The propane exchange program must be moved to the south end of the building on the eastside with the bollards painted orange for safety.
- ***No other outside sales & storage will be allowed without the permission of the Planning Board.***

Second by D. Osborne.
Unanimously Carried.

Report from Dennis Scibetta regarding the Garg Medical Office, complaints have come to the Town regarding the outdoor lighting and lack of buffer between the office and the residential area.

REVIEW OF MEETING MINUTES

Motion by J. Jackson to approve the August 7, 2007 minutes as written.
Second by T. Schrage
Unanimously Carried

ADJOURNMENT

Motion at 8:15 pm by T. Schrage to adjourn. Seconded by J. Jackson. **UNANIMOUSLY CARRIED.**

Respectfully Submitted,

Colleen M. Rogers, Deputy Town Clerk