

TOWN OF CLARKSON
PLANNING BOARD - MINUTES

February 3, 2009

PRESENT:

Board Members

Don Osborne - Chairman
John Jackson
Scott Hanko
Dave Virgilio **
Tom Schrage

Support Board Members

Richard Olson, Town Attorney
John Paul Schepp, Town Engineer
Ursula Liotta, Building Department Coordinator
Chad Fabry, Building Inspector
** Excused

CALL TO ORDER

D. Osborne called the meeting to order at 7:00 p.m. He led all present in the Pledge of Allegiance and reviewed the agenda.

PUBLIC HEARING None

OLD BUSINESS None

NEW BUSINESS

1. Double A Ranch Subdivision – PBA #2008-9

Applicant: Theodore Antonucci, Sr.
NW Corner of Lawrence Rd. & Clarkson Parma TL Road
Tax Acct. #031.03-1-8.21

Daryl Carmichael appeared on behalf of the Applicant, and stated that he was last before this Board in August, 2008. He presented a revised site plan based on the correspondence from JP Schepp and the Monroe County Department of Planning & Development from August and September, 2008, and explained where the changes were made. Discussion followed between the Board, Support Board, and D. Carmichael re: specific issues pertaining to the revised site plan, i.e.

- seventy five (75) feet is the minimum setback requirement in keeping with the Town of Clarkson Code on a major road; that Clarkson Parma Town Line Road and Lawrence Road are County roads (major roads); and
- the calculations and runoffs need to be shown on the map as part of the Town of Clarkson's development regulations; and
- that it is major subdivision and it is heavily wooded, and therefore the runoff will be increased; and
- that the Town has two details regarding shared driveways, and the present site plan is not clear re: which one Applicant plans to use; and
- Applicant was questioned regarding his intention to subdivide one of the lots into two; that it should be handled as part of this site plan request; and
- the question was raised as to whether any part of this site is on a federal or state wetland map; JP Schepp stated that it is not part of any wetlands that are mapped; that the site plan does not cross a creek, and the land is ten-fifteen (10-15) feet above the nearest creek.

D. Osborne stated that he assumes D. Carmichael will be working with JP Schepp to complete the site plan per this evening's discussion.

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2. Scarpulla, Olivia - Applicant

Re: new hair salon business @ 8089 Ridge Road, Tax Acct. #054.04-1-45.11

O. Scarpulla and her father, Michael Scarpulla, appeared and distributed a Planning Board application to each Board member and paid the application fee. They stated as follows:

- that they have made some adjustments to the hair salon configuration;
- that they have determined that there is ample parking;
- that they have been in contact with the Department of Health and it was determined that there is no concern with regard to the hair salon being next door to the delicatessen;
- that they are considering sign lettering on the window of the salon rather than putting a sign on the building, but they will address the ZBA with their plans;
- that they questioned if an extra door was required for an emergency exit. C. Fabry stated that they need additional egress; that a window would not be sufficient. JP Schepp indicated that they could put an emergency exit door on the right side of the building, and that a rail or striping on the driveway would be required for safety purposes;
- JP Schepp stated that there are no site changes to said property.

D. Osborne stated that a Public Hearing would be scheduled for February 17, 2009.

OPEN FORUM: None

OTHER:

3. Bauerle, Arnold & Susan

3666 Redman Road & vacant lot

Both lots were combined into one tax account #053.010-01-022

The Mylar was signed by all parties on behalf of the Town of Clarkson.

REVIEW OF MEETING MINUTES - Minutes from January 20, 2009

D. Osborne made a motion to approve the minutes; second by S. Hanco; unanimously carried.

NEXT MEETING: February 17, 2009 at 7:00 p.m.

ADJOURNMENT

T. Schrage made a motion to adjourn at 7:30 p.m.; second by J. Jackson; unanimously carried.

Respectfully submitted,

Approved 2-17-09

Ursula M. Liotta
Building Department Coordinator