

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

March 2, 2010

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
Chad Fabry, Building Inspector/Code Enforcement
Ursula Liotta, Building Department Coordinator
*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.

OPEN FORUM

1. Frank Fantigrossi, owner, Lot 10A (5.023 a.), Section 3, Pesh Homesteads Subdivision
Tax Acct. #039.02-1-13; Zoned RS-20
Question re: future development of subdivision

No show.

2. Stephen Quattrini
Proposed purchase of vacant lot for house construction

S. Quattrini stated that he is interested in purchasing a lot and building a home in Clarkson. He stated that he's interested in an unapproved lot on East Avenue and an approved lot on Redman Road; that he would like to purchase a manufactured or modular home. Discussion included, in part, as follows:

- R. Olson stated that there is quite a bit of difference between lots that are approved and unapproved; that an approved lot would not require as much work or cost.
- C. Fabry stated that no manufactured homes (with a chassis or vehicle ID number i.e. a trailer or mobile home) is allowed on private property in Clarkson; that they are only allowed in the Town's two trailer parks; that modular homes are a good option vs. stick-build; they are built off-site and are transported to the property; that the placement of a modular home on its foundation needs to be perfect.
- J.P. Schepp stated that an engineer would have to prepare a site plan for the unapproved lot, and it would have to follow the Planning Board application process for site plan approval; and he gave him a cost estimate for a site plan.
- J.P. Schepp briefly reviewed the Redridge Subdivision site map from 1989 re: the Redman Road parcel; that if S. Quattrini wishes to pursue the purchase of this parcel, he needs locate the preparer of the map and the file needs to be found.
- R. Olson suggested that S. Quattrini contact Jim Glidden Construction directly, as owner of the Redman Road parcel, and ask what he intends to do w/the lot.
- The board gave S. Quattrini ideas/advice on how to proceed on either the unapproved or approved parcel; that it is a costly venture either way.

OTHER

1. The board briefly discussed the Pesh Homestead Subdivision matter.
2. The board briefly discussed the following scenario: property owner wishes to divide his lot into two parcels. Question: does he need to provide the board with a site plan or is an instrument survey sufficient? Town code requires that site plans be provided. After discussion, it was determined that if proposed applicants question the "site plan" requirement, that they appear before the Planning Board and get direction.
3. The next regularly scheduled Planning Board meeting for March 16, 2010 will be cancelled to allow for board members to attend continuing education seminars scheduled for that evening.

REVIEW OF MEETING MINUTES from February 17, 2010

D. Osborne made a motion to approve the minutes; second by J. Jackson; unanimously carried.

NEXT MEETING: April 6, 2010 at 7:00 p.m.

ADJOURNMENT:

J. Jackson made a motion to adjourn at 7:40 p.m.; second by D. Virgilio; unanimously carried.

Approved 4-6-10

Respectfully submitted,

Ursula M. Liotta
Building Department Coordinator