

**TOWN OF CLARKSON**  
**PLANNING BOARD – MINUTES**

July 19, 2011

**Board Members**

Don Osborne – Chairperson  
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, Administrative Assistant  
\*excused

**CALL TO ORDER**

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

**OPEN FORUM**

1. **Shawn & Emily Koresko**, owners  
37.8 acres, West Aveue, #067.02-1-2.211, Zoned RS-20/proposed: AP-Ag Pres.

Discussion included the following:

- Emily is 2/3 owner and her brother is 1/3 owner of the 37.8 acres on West Ave.
- The Koreskos provided a diagram showing how they propose to divide the property into 3 sections, i.e.  
Lot 1 – to be held by them for possible future build.  
Lot 2 – Martin Farms leases the land now for farming, and they hope to sell this portion to them.  
Lot 3 – to be deeded to Emily's brother.
- Lots 2 and 3 would be landlocked.
- It was suggested that a subdivision be created for the three lots, and that Lot 1 grant a 20' easement to Lots 2 & 3 to create legal access. Further, that a site plan be drawn for Lot 1 so that it would be grandfathered, pending the change in zoning from RS-20 to Agricultural Preservation under the Town's new Comprehensive Plan.

2. **Dan Mesiti & Steve Mesiti**, proposed purchasers  
Lot 2, Pakusch Subdivision, 41.706 aces, Lawton Road  
#040.02-1-15.2, Zoned RS-20/proposed: AP-Ag Pres.

Discussion included the following:

- Dan stated that he is interested in purchasing the parcel, but was curious if the 60' ROW at Lawton Road is the only means of access to the property; that they have consulted an engineer who estimated that a "fire-truck" approved bridge to cross Brockport Creek would cost an estimated \$35-40,000.
- The Mesitis were informed that the owners of the land did not choose to make provision for another form of access when the two lot subdivision was created last year; that had such an easement been created, a driveway would have been required by the Town, and the estimated cost would have been the same or more than the bridge estimate.
- It was suggested that the 41.7 acres be subdivided into 5 to 8 acre parcels, and that the sale of only two such parcels would cover the cost of the bridge.
- Due to Brockport Creek being in a 100-year flood zone, the Army Corp of Engineers and the NYS DEC would be involved in the building of the bridge; and different bridge building options were discussed.

3. **Ron Mann & Rick Ellsworth**, members of a motorcycle club  
7216 Ridge Road, #055.03-1-26, Zoned HC/proposed: C

Discussion included the following:

- The motorcycle club of approximately 30 active members is interested in purchasing the property to hold meetings 1-2xs per week. The club is currently renting a meeting place in Orleans County.
- The Town's zoning code was reviewed, and a "meeting room" is an allowed use under "retail commercial"; and that would be an allowed use under "highway commercial", w/ a Special Use Permit.
- The major concern is parking. There is no frontage; the building is 3" from the state ROW.
- An October 1982 map shows a proposed sewage disposal system and proposed parking for Robin's Nest Tavern. In 2006, Planning Board reviewed the map for Chrissy's Cuckoo's Nest (for use as a bar & two apts.), and the minutes state that the plan "will be adhered to" with conditions, i.e. "the septic tank must be installed as indicated on the site plan, with Health Department approvals" and "the parking will be revised to adhere to the code, including the paving of the parking lot". Need to verify w/Monroe County Health Department if a septic system exists. (note: per MCHD, the septic system was installed on 11-19-82 and last inspected on 11-23-82)
- The driveway entrance was discussed; NYS DOT has jurisdiction over curb cuts, and it is unlikely that they will allow for an additional curb cut at that address; two accesses to the parcel from Ridge Road equals two curb cuts.

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- The noise generated by the motorcycles was discussed. Members would ride motorcycles in the summer and motor vehicles in the off-seasons. The noise issue would be a concern of the neighbors, and would have to be addressed at the Public Hearing.
- If the motorcycle club's application for a change in use were considered by the Planning Board, the property needs to be brought ADA compliant for "public assembly", i.e. ramps, bathrooms; however, there are certain organizations that are exempt.

**OTHER**

1. **Geri Frasch.** Review Special Use Permit & Notice of Decision  
Brockport/Clarkson Learning Center  
4099 Lake Road, Tax ID #069.05-1-6

The Planning Board reviewed G. Frasch's proposed preschool program per letter dated July 15, 2011. After discussion, it was agreed that G. Frasch should be invited to the next meeting on August 2, 2011 for further review of her plans. The Board is concerned that the preschool program was not part of the business model that was presented at the onset, and therefore, not part of the Special Use Permit that was granted on March 15, 2011.

**OLD BUSINESS**

**REVIEW OF MEETING MINUTES:** June 21, 2011

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

**NEXT MEETING:** August 2, 2011. D. Virgilio stated that he will not be available on that date.

**ADJOURNMENT:** Meeting adjourned at 8:00 p.m.

*Approved 8-2-11*

Respectfully submitted,

Ursula M. Liotta  
Administrative Assistant