

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

October 4, 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. Mr. & Mrs. Brian Speer
Re: Lot on Canal Road, #067.02-1-10, RS-20

B. Speer and his wife questioned the viability of being able to build a residence on this parcel of land prior to purchasing the same. B. Speer stated the following:

- He and his wife are Florida residents, but are planning to move back to this area.
- They would like to build a small summer home on this property.
- They want to keep their 45' RV on the side of the property during the summertime.
- They are aware that the property elevation needs to be fixed with fill. At present, it is approximately 6-8' below the canal level; there is a high bank at the canal; part of the property is wet; they need to determine if it is wetlands.
- They would build on grade and bring in fill for around the house, and the remaining parcel.

Board discussion included:

- Mr. & Mrs. Speer would need to apply to the ZBA for an area variance allowing the RV to be situated on the property..
- R. Olson suggested that they review the abstract of title regarding “seepage and weepage easement” issues that may apply to this parcel.

OTHER

1. **Ashley’s Place of Clarkson, LLC, tenant/Michael Scarpulla, owner**, 8089 Ridge Rd., #054.04-1-45.11
Status report: extension of time to 9-30-11 to pave 9 gravel parking spaces per N/D

The Board reviewed the email received from the tenant, requesting a one year extension to pave the 9 gravel parking spaces at the restaurant. D. Osborne made a motion to approve the one year extension to 9-30-12, pending no serious increase in traffic that would create the need to expand the paved parking area. Second by T. Schrage; unanimously carried.

2. **NBCF Church** – status report - temporary C/O expired 9-30-11

C. Fabry reported that the septic system work was completed in July, 2011 and the detention pond work is almost done. Discussion followed. D. Osborne made a motion to extend the temporary C/O until 11-30-11 for completion of the detention pond work. Second by D. Virgilio; unanimously carried.

3. **Review of General Code – Driveway and Parking Area Surfacing Samples**

The Board reviewed the code samples provided by General Code. Discussion included:

- Standards are needed to allow for certain areas of seldom used parking; using words such as, “taking into consideration the following requirements ...”
- Permeable vs. impermeable.
- Total paved areas are not economical or environmentally friendly.
- R. Olson stated that perhaps Monroe County has some ideas, and he offered to make a contact for further information.

REVIEW OF MEETING MINUTES: September 20, 2011

D. Osborne made a motion to approve the minutes; second by T. Schrage; unanimously carried.

NEXT MEETING: October 4, 2011; J. Jackson advised that he would not be present.

ADJOURNMENT: The meeting was adjourned at 7:50 p.m.

Approved 11-1-11

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant