

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

January 3, 2012

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

The meeting was called to order at 7:00 p.m. D. Osborne led in the Pledge of Allegiance, and reviewed the agenda. A moment of silence was held for the U.S. troops, thankful for their return from the war.

NEW BUSINESS

1. **Jennifer Baker**, tenant/owner of Luna Sol Therapeutic Massage
@ 2176 Lake Rd., St. 2, Hamlin, NY 14464; ID #029.03-1-3; Zoned RS-10; Owner: MHD Properties Inc.
Re: Special Permit – Change in Use

J. Baker introduced herself and stated that she was applying for a Special Permit to open a massage studio at 2176 Lake Road. She stated in part, as follows:

- That she will be the sole operator; there will be no receptionist; that she may bring in an esthetician in the future.
- That the business hours will vary and will be by appointment only.
- That the existing lighting on the exterior of the building will remain the same.
- That she is aware that she needs to appear before the ZBA for permission to post a sign on the building.

After Board discussion, J. Jackson made a motion that no further site plan review was required; second by D. Virgilio; unanimously carried. J. Baker's application for a Special Permit – Change in Use was granted.

2. **Rodney J. Neri**, owner, 1271 Drake Road, Tax ID #028.04-1-4
Re: Special Permit – Single apartment in single family home

R. Neri introduced himself and stated that he was applying for a Special Permit for a single apartment in a single family home per Clarkson Town Code §140-22 B(2)(c). The floor plan was included as part of the application, and R. Neri stated that the house has been thoroughly rebuilt and provided photos of the exterior of the home and the apartment. The apartment has its own furnace and hot water tank; however, both living areas share the same utilities. The apartment has a kitchen, but will not have a stove.

Board discussion included the following:

- The Applicant/owner is the main resident of the home.
- The external appearance of the house is that of a single-family dwelling.
- No fire separation is required because it is not a two family dwelling/duplex.
- A public hearing will be scheduled for January 17, 2012. The Applicant was advised to be prepared to answer questions from the public that evening.
- The property class is currently **210 (1 family year-round residence)** but will be changed to **215 (1 family year-round residence with accessory apartment)** if the Special Permit is granted.

OTHER

1. Review of options for West Avenue parcel #067.02-1-2.211; Zoned RS-20; Owners: Koresko/Cahoon
The owners were not present. The Board reviewed the subdivision proposal provided by Shawn Koresko. After discussion, the Board agreed that the proposed subdivision was viable pending Attorney Olson's review of NYS Town Law with regard to easements.

2. 21 Scarlett Pine Circle – flood zone issue - completion of FEMA form 81-31

The Board discussed the background to this matter, and agreed that the Town's endorsement to the form is not required. U. Liotta will advise the resident.

3. Continued review of Zoning Code

R. Olson provided the Board with sample code definitions, and asked that the Board members review the same as "homework". He also asked that C. Fabry and U. Liotta review the sample code definitions as they pertain to NYS Building Code. The definitions will be reviewed at the next meeting on January 17th.

REVIEW OF MEETING MINUTES: December 6, 2011

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

NEXT MEETING: January 17, 2012

ADJOURNMENT: J. Jackson made a motion to adjourn at 8:00 p.m.; second by D. Virgilio; unanimously carried.

Approved 1-17-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant