

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

**March 20, 2012**

**Board Members**

Don Osborne, Chair  
John Jackson \*  
Scott Hanko  
Dave Virgilio  
Tom Schrage

**Support Board Members**

Richard Olson, Town Attorney  
Paul Chatfield, Acting Town Engineer  
Chad Fabry, Building Inspector/CEO  
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.

**OPEN FORUM**

1. **Chad Smith**, owner, Lot on NW corner of Redman Rd. & Ridge Road, Tax ID#039.03-1-13  
Zoned: HC / C

C. Smith introduced himself and stated that he resides in Clarkson and has owned the Monarch Lawn & Landscape business for 8 years. Last year he purchased a portion of land on the corner of Redman Road and Ridge Road with the intent of building a pole barn with gravel parking, to store his equipment and stockpile landscape inventory; that he wishes to start and end his day from that location. Discussion included:

- there is an old culvert on Redman Road, but no curb cut at present. The best access would be from the N on Redman Road. A driveway permit needs to be obtained through Monroe County.
- utilities: he would require electric and water (for nursery stock); no need for a bathroom. Since there will be no conditioned space at the site, perhaps a portable septic system would suffice; C. Fabry will investigate the options.
- C. Smith currently runs the business out of his home.
- code allows for a nursery.
- no paving is required at the site.
- C. Smith may be bringing back debris from landscaping jobs, to be stored at the property until reused at other job sites.
- the parcel needs to be screened for the residential neighbors. The lot already offers a lot of camouflage.
- C. Smith will have to work with a design professional and develop a site plan, including placement of the building, access, parking, utilities, lighting, etc., and proceed with a Planning Board application for site plan review.

2. **Shawn Patten / Robert E. Naum, Trustee**, owner, 6970 Ridge Rd., Tax ID #055.04-1-11,  
and Vacant Land, Tax ID#55.04-1-10, both Zoned RS-20 / S-Res

S. Patten introduced himself and stated that he lives at 6970 Ridge Road, and has a land contract with the owner for the purchase of the residential parcel and the vacant land. He would like to build a 25' x 40' pole barn on the W side on the vacant land to the W of the house, and access the barn by a pre-existing driveway. After discussion, the Board suggested that the owner combine the two parcels into one, thereby allowing for the build of the pole barn without further issue per code. An instrument survey showing the lot line change is required, together with a Planning Board application for resubdivision of the parcels.

3. **Victor DeSio**, owner of Lot 2, D'Ambrosia Subdivision @ 1022 Lawrence Road, Tax ID #030.03-1-18  
Zoned: RS-20 / S-Res; Mylar signed 8-98

The owner was not present. JP Schepp stated that he reviewed the 14 year-old site plan of the three lot subdivision. Assuming the finished grade elevations of Lot 1 and Lot 3 are comparable to those on the site plan, JP Schepp has no other engineering concerns regarding the proposed build on Lot 2. After discussion, the Board suggested that the owner of Lot 2 have an engineer determine the finished grade elevations of Lot 1 and Lot 3, and compare them to the elevations on the original site plan. Once the elevation certificates are completed, the Board will review the site plan once more to determine if anything further is required.

Note: Per the town's Design Criteria, it is required that "certification by a licensed professional land surveyor of the finished grades after completion of the grading" be provided prior to the issuance of the Certificate of Occupancy.

**OTHER** Further code review will continue at the next meeting.

**REVIEW OF MEETING MINUTES:** March 6, 2012

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

**NEXT MEETING:** April 3, 2012

**ADJOURNMENT:** D. Virgilio made a motion to adjourn at 7:45 p.m.; seconded by S. Hanko; unanimously carried.

*Approved 4-3-12*

Respectfully submitted,

Ursula M. Liotta  
Administrative Assistant