

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

May 15, 2012

Board Members

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

Support Board Members

Richard Olson, Town Attorney
John Paul Schepp, Town Engineer
Chad Fabry, Building Inspector/CEO *
Ursula Liotta, Administrative Assistant
*excused

CALL TO ORDER

The meeting was called to order at 6:00 p.m. D. Osborne led in the Pledge of Allegiance and reviewed the agenda.

NEW BUSINESS

1. **Charles Ioannone**, Applicant - Site plan approval
Re: Lot 1, Reid Subdivision, CHTL Rd., Tax ID # 029.03-1-2.12, Zoned: RS-20 / N-RES

The Board reviewed the application and site plan with the Applicant, and discussion included the following:

- The parcel was created in the 1980s, and the lot has been as is for the last 30 years.
- The existing barn is closer to the road than the proposed house. The Applicant has the choice of moving the house forward on the site plan, or making application to ZBA for an area variance or an interpretation of the code. The Applicant prefers to have the house set back as proposed on the plan for the sake of privacy.
- The Conservation Board will review the plan on Saturday, May 19, 2012.
- The sanitary sewer connection with the Town of Hamlin was reviewed; Schultz Associates will be contacting Hamlin regarding the same.
- The site plan calls for water and sanitary service to the barn. The Applicant intends to tear down a section of the barn, and renovate the remaining portion into useable space. The Board advised Applicant that the Building Department is in charge of building issues.

To be done:

- Applicant to appear before ZBA on May 16, 2012 and request an area variance
- Conservation Board to review SEQR on May 19, 2012
- Planning Board Public Hearing to be held on June 5, 2012
- Awaiting response from referral to Monroe County Planning and Development

2. **Steven Schleede**, Executor of Quakenbush Estate - Subdivision approval
Re: 2214 Lake Rd., Tax ID # 029.03-1-32, Zoned: RS-20 / RES & Hamlet Mixed Use

The Board reviewed the application and site plan with John Clarke, of DDS Engineers, on behalf of the Applicant. Discussion included the following:

- The site plan is creating and 11 acre Lot 1 on Lake Road, with remaining lands on Clarkson Hamlin Town Line Road; the Applicant is just subdividing the barns and house into a separate lot.
- Sanitary sewers run through both parcels.
- JP Schepp stated that easements are required and he deferred to Dave Goodwin, Highway Superintendent to determine the width of the easements.

D. Virgilio made a motion that the Planning Board waive further site plan review, however, the easements need to be provided before the Mylar is signed. Second by T. Schrage; unanimously carried.

3. **Michele & Darren Gamet**, / Robert & Carol Harris, Joint Applicants – Site plan approval
Re: 10.12 a., Lawton Rd., Tax ID #041.01-1-9.42, Zoned: RS-20 / N-RES

The Board reviewed the application and site plan with John Clarke, of DDS Engineers, and the Applicants. Discussion included the following:

- Mr. & Mrs. Gamet are purchasing the parcel from Mr. & Mrs. Harris, and intend to build a single-family residence with private well and septic system; it is a straight-forward plan.
- The Board advised J. Clarke that the location map needs to be added to the site plan.

To be done:

- Conservation Board to review SEQR on May 19, 2012
- Planning Board Public Hearing to be held on June 5, 2012
- Awaiting response from referral to Monroe County Planning and Development

OLD BUSINESS

4. **David Dnistran**, Moorman Creek Subd. – transferred by deed

U. Liotta advised that Board that the Planning Board process of this particular subdivision was not completed. Rather, the Applicant chose to divide the property by deed; and the Assessor has advised that the parcel with the house recently transferred ownership per the Monroe County's records.

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May 15, 2012

OTHER

The Board discussed whether to meet on July 3, 2012, and it was decided that they would.

REVIEW OF MEETING MINUTES: May 1, 2012

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

NEXT MEETING: June 5, 2012

Note: J. Jackson unable to attend on 6/5 and 7/17.

ADJOURNMENT: T. Schrage made a motion to adjourn at 6:40 p.m.; seconded by S. Hanco; unanimously carried.

Approved 6-5-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant