

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

July 3, 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. Further, D. Osborne stated that the main reason this Board was meeting on the day before a national holiday was to accommodate the Applicant for the first Public Hearing.

PUBLIC HEARINGS

1. **Henry Conradt**, Clarkson Self-Storage, Applicant – site plan approval - continued
Re: 3599 Lake Rd., Tax ID #054.13-1-2, Zoned HC / HMU

The Public Hearing was postponed from June 19, 2012 to this date, pending the receipt of the referral from Monroe County, the ZBA area variance decision, and updates to the site plan. David Matt, engineer with Schultz Associates, stated that at this time, all comments have been received and/or addressed, ZBA granted the area variance, and the Applicant was looking for final approval.

No members of the public were present. D. Osborne made a motion to close the Public Hearing; second by J. Jackson; unanimously carried.

D. Virgilio made a motion that this Board grant site plan approval for the construction of four (4) additional self storage buildings (for a total of six (6) self storage buildings on site), plus one (1) additional future building on the 2.299 acre parcel located on the West side of Lake Road approximately 1,190 feet North of Ridge Road (Rt. 104), Town of Clarkson, County of Monroe, State of New York, pursuant to Chapter 116 of the Clarkson Town Code. This Notice of Decision is subject to the following:

- That Applicant shall comply with the requirements of the Town Engineer;
- That all expenses incurred by the Town for engineering fees, legal fees and SEQRA review fees related to this project must be paid before the Mylar is signed or a building permit is issued; and
- That all real property taxes must be paid in full prior to the signing of the Mylar; and
- That Applicant shall provide the Town with 4 signed copies of the Mylar.

Seconded by T. Schrage; unanimously carried.

2. **Chad Smith**, Applicant – site plan approval
4.8 a. parcel @ 3501 Ridge Road, Tax ID #039.03-1-13, Zoned HC / C

The Public Hearing in this matter was previously postponed from today's date to July 17, 2012 @ 6:00 p.m.

OPEN FORUM

3. **Thomas & Heidi Melens**, owners, 3125 Lake Road, #040.03-1-11, Zoned RS-20 / N-RES
and adjacent vacant land: 6.25 a., #040.03-1-10.21, Zoned RS-20 / N-RES

H. Melens stated that she was curious about the best way to divide the vacant land in order to gift it to her children. After discussing certain options, it was suggested that she contact an engineer to determine where the soil percs, and that will aid in determining the placement of the new residence(s), and the division of the land.

4. **Nick Vaseliv**, owner, 60.66 a., Drake Road, #039.04-1-5.1, Zoned RS-20 / S-RES

N. Vaseliv stated that he has owned this property for some time, and has cleared portions to create trails, plant plots, etc; that he would like to build a barn to store his equipment rather than having to transport it to the property; further, that he would like to build a cabin in the future. The Board explained that Town Code does not allow for a barn to be built first without site plan approval for a residence. C. Fabry stated that even a cabin needs to be code compliant, and would require site plan approval. Further, if he uses the land for actual agriculture activity, it would be deemed farming and the barn could be built without a site plan or a building permit. It was suggested that N. Vaseliv contact the Department of Ag & Markets for the exact criteria.

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5. **Alan Galloway & Karen Okeen**, owners, 7216 Ridge Road, #055.03-1-26, Zoned HC / C

A. Galloway and K. Okeen stated that the building is currently empty; that there are two existing apartments in the building, and they were curious if the front portion of the building could be converted to two additional apartments. C. Fabry stated that two apartment units would fall under the “NYS Residential Code”, but more than two units would fall under the “NYS Building Code”; that it would be a significant task to convert it to more than two units, and the whole building would have to be brought current to today’s code. Further, all parking needs to be in the back of the building. It was suggested that A. Galloway and K. Okeen hire an engineer to sort through the Town Code and come up with a plan that would work for this property, and apply to the Planning Board for a change of use. There currently is no certificate of occupancy, and no pre-existing non-conforming use.

REVIEW OF MEETING MINUTES: June 19, 2012

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

NEXT MEETING: July 17, 2012 (Note: J. Jackson & S. Hanko are unavailable on 7-17-12)

ADJOURNMENT: J. Jackson made a motion to adjourn at 7:35 p.m.; second by T. Schrage; unanimously carried.

Approved 7-17-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant