

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

October 16, 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.

OPEN FORUM

1. **Mitchell & Kristin Newman**, 72 Bev Lane, #068.02-2-17.21, Zoned RS-10

M. & K. Newman stated that they would like to open and operate a dog kennel at their residence; that it is an allowed use per town code; that their target demographic would vacationers and dogs treating w/medical conditions. Further discussion included that:

- They would build a 20' x 40' barn w/7 kennels for maximum boarding of 7 dogs.
- The kennels would include an outdoor run.
- They have a fenced yard.
- The barn would be sound proofed.
- The dogs would not be outside unattended.
- That they would create a play area in the barn for when it's cold and rainy.
- That they wish to stay in the Brockport School District.

The Board further discussed:

- the proposed location of the runs, and the direction of the wind.
- that the backyard of the residence borders Lakeside Hospital.
- that they may expect opposition from the neighborhood.
- that the proposed business needs to be "in harmony" with the location.

JP Schepp stated that he had no engineering concerns. It was suggested to the residents that they visit the hospital to advise them of what they propose. M. & K. Newman stated that they are researching a couple of other properties for sale in the RS-20 zoning district that would be more conducive to their plans.

NEW BUSINESS

2. **Anthony C. & Lori R. Zamindari**, 5 Stag Creek Trail, Tax Acct#041.04-1-11, Zoned: RS-20

Re: Special Permit for single apt. in single-family residence

Larry Fennity, architect, appearing on behalf of the residents stated, in part, as follows:

- that the intent is to convert 2/3 of the 3-car end-load garage into living space for Mrs. Zamindari's elderly parents.
- that the remodel is specific to the parents; it will never be a rental unit.
- that if in the future, the parents no longer reside there, it will revert to living space for the primary residence.
- that the residents intend to build a detached garage to make up for the garage space that they are losing.
- that they are not changing the outside of the house except for replacing the garage door with windows.

JP Schepp stated that Monroe County needs to be contacted regarding the size of the septic tank, to verify that it has the capacity for another bathroom.

The Board further discussed:

- the property is zoned RS-20, and the special permit application only pertains to single-family residences in RS-10.
- Other than the septic tank concerns, there are no town restrictions. R. Olson stated that the town does not care about the deed restrictions, but the residents need to be aware of them.
- C. Fabry stated that based on the plans, it is a simple renovation and only requires a building permit.
- The Board agreed to dispose of the application, and allow the residents to proceed with a building permit application for the renovation.
- The application fee will be refunded to the residents.

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OLD BUSINESS

3. **George Edelman**, 8568 Ridge Road, Tax Acct#055.03-1-5.1, Zoned: HC
Re: N-D dated 6-21-11, requiring stoned parking lot and driveway to be paved

The Board had a conversation with G. Edelman pertaining to the status of the driveway paving deadline of 6-21-12, a condition of the Notice of Decision that was issued to him on 6-21-11; that the issuance of the final C-O is contingent upon the paving being completed.

G. Edelman stated that when he purchased the property, he understood that it was a 3 family unit. C. Fabry stated that it had not been a legal 3 family prior to G. Edelman owning it; that G. Edelman recently properly converted it to a 3 family; that code requires parking for more than 5 cars, or 2 per unit which = 6 parking spaces. G. Edelman asked for relief of the paving requirement, or an extension of time to get it done; that the deadline of 6-21-12 slipped his mind. C. Fabry explained that if G. Edelman does not pave the driveway as required, his Certificate of Occupancy could be pulled. JP Schepp added that he needs to create a hard, durable, dustless, safe parking lot for 6 vehicles, and a driveway.

G. Edelman stated that he would get estimates and see if it is still feasible to be completed this year.

REVIEW OF MEETING MINUTES

D. Virgilio made a motion to approve the October 2, 2012 minutes; second by T. Schrage; unanimously carried.

NEXT MEETING November 6, 2012 @ 7:00 p.m.

ADJOURNMENT D. Osborne made a motion to adjourn at 7:30 p.m.; second by D. Virgilio; unanimously carried.

Approved 11-6-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant