

TOWN OF CLARKSON - PLANNING BOARD
Clarkson Town Hall, 3710 Lake Road, Clarkson, NY 14430

April 16, 2013 @ 7:00 p.m.

<u>Chairperson</u>	Scott Hanko, Chair	
<u>Members</u>	David Virgilio, John Jackson, Donald Osborne	
<u>Support</u>	J.P. Schepp, Town Engineer Chad Fabry, Code Enforcement	Richard Olson, Attorney Colleen Rogers, Building Coordinator

Pledge of Allegiance

Open Forum

Public Hearing

Bergquist-Missel. 3400 Monroe-Orleans Line Rd, Application to subdivide existing parcel into two lots. Lot one to contain 15 +/- acres and lot two to contain 101.0 acres. Zoned Recreation Conservation.

The board reviewed the revised map presented by A.J. Bareara that included the following

- Showing the existing septic system and any well
- Showing wetlands on the map
- The board is awaiting comments from the Monroe County DRC for review
- The board also would like noted on the Mylar Lot #2 is not an approved building lot.

The public hearing is tabled until Monroe County DRC review is submitted to the board.

New Business

Kristen Newman, 7412 W. Ridge Road. Special Permit, Dog Kennel, Zoned RS-20.

The application presented was for a dog kennel at the above location. K. Newman reviewed with the board her intention to board approximately eight dogs in a 30 by 40 foot Morton Building which would include an indoor play area. The walls and ceiling will be sound proofed. She will be utilizing the "Doggie Dooley Pet Waste Disposal System". The structure will be located on the eastside of the property facing the Mattison Turkey Farm. Sharon Mattison has written a letter of no opposition to the proposed kennel. Discussion with the board included parking, ingress and egress for customers. The code states that the parking area for customers must be paved. The application was sent to the Monroe County Development Review Committee.

Motion by D. Osborne to call for a public hearing on May 7, 2013. Second by J. Jackson. Unanimously Carried.

The Basset Group: Clarkson Heritage Commons, 3670 Lake Rd. Zone HC-Highway Commercial. Tax Id: 054.14-1-5.11

The application of The Basset Group, 2680 West Ridge Road. Development includes construction of a 3 story, 26,550 square foot apartment building, with first floor garage parking, including a second story addition to the existing building at 3670 Lake Rd. Combined there will be 30 apartment units

Provided as a result of the development. The development will be serviced by existing utilities, located on or adjacent to the property.

The Board reviewed the following:

1. The sanitary sewer may need upsizing
2. Pedestrian sidewalks must be included
3. Floodplain elevations should be shown
4. Keeping the work area safe for patrons of the plaza is important.
5. ARB review is necessary. Hamlet Mixed Use.
6. Dumpster location and screening be revised.
7. Monroe County Development and Review Committee submit their comments to the board.

Motion by D. Virgilio to call for a public hearing on May 7, 2012. Second by S. Hanko. Unanimously Carried.

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Salvatore Stalteri, 68 St. Katherine Way. Zoned RS-10

The applicant is seeking a Special Permit for a pre-existing apartment within the single family dwelling Pursuant to §140-22 – (2), (c) of the Clarkson Town Code. Mr. Stalteri is selling the property would like to bring the residence into conformity for mortgage purposes.

Motion by D. Osborne to call for a public hearing on May 7, 2013. Second by J. Jackson. Unanimously Carried.

Minutes

Motion to approve the minutes of April 16, 2013 as written by J. Jackson. Second by D. Virgilio. Unanimously Carried.

Adjourn

Motion by S. Hanko to adjourn the meeting at 8:30pm. Second by D. Virgilio. Unanimously Carried.

Respectfully Submitted,
Colleen Rogers
