

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

May 7, 2013 @ 7:00 p.m.

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

---

**Pledge of Allegiance**

**Open Forum**

**Public Hearing:** Chairman Hanko read the legal notices for the following Public Hearings:

**The Basset Group: Clarkson Heritage Commons, 3670 Lake Rd. Zone HC-Highway Commercial. Tax Id: 054.14-1-5.11 (They are not ready to present at this time)**

**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.

**C. Fabry read Town Code 140.22-B (2) (c), Single apartments in single-family homes, provided that the owner is the main resident and that the external appearance of the house is that of a single-family dwelling. This is a permitted use. It is like a master suite with a kitchen.**

**Chairman Hanko as for comments from the public on the application:**

**Conrad Ziarniak 65 Saint Katherine Way.**

- 1. A special permit is required for an apartment. How was this obtained without one?**
- 2. Renter's push down property values.**
- 3. Changes the character of the neighborhood**
- 4. The history of this property should be reviewed, there has been a dumpster in the driveway for over a year, and Junk cars, boats and trailers have been in the driveway. They hunt in the back yard, discharging firearms. There dogs are unlicensed. The house was red tagged by the building inspector.**
- 5. This application should be denied based on the history.**

**Chad Fabry stated the apartment was on the original building permit application. It is not illegal to have a dumpster in the driveway.**

**Jess BATTERY 95 Saint Katherine Way:**

- Would like to know who would enforce the code for this apartment, and would it change the appearance of a single family home?**

**The board stated the code enforcement officer would do what he could, and the neighbors would also help in the event a for rent sign was posted.**

**David Wegman: 56 Saint Katherine Way:**

- Agrees with C. Ziarniak. The house has been a mess for years. Concerns with the home becoming a rental property.**

**Chad Fabry stated that the home must be owner occupied; this apartment is within the home it is different than a two-family home.**

**Salvatore Stalteri;**

- Stated he is just trying to bring the home into conformity to sell it.**
- He has never lived in the home, it was his parent's home, and they have passed. His brother lived there with his girlfriend and they totally destroyed the home. He has spent a lot of money to clean up the home to get out from under it and move forward. He cannot afford to keep this home.**

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

- He totally understands the frustration of the neighbors and he is trying to get the property into shape.
- In order for the bank to give a potential buyer a mortgage the apartment must be approved.

**Conrad Ziarniak 65 Saint Katherine Way:**

- Would like to see the new owner of the home seek approval for a special permit.
- Would like to see conditions set on the property i.e. limit number of people living in the home, Limit the number of vehicles in the driveway. An annual review of the special permit to see if neighbors have had any concerns.
- How would this be taxed? As a single or a double?
- Feels strongly that this application should be denied.

**Motion by D. Osborne to close the public hearing. Second by D. Virgilio. Unanimously Carried.**

**Discussion amongst the board included the fact there are several apartments within homes in the town and they have not been an issue. The board is going to table making a decision.**

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

The application presented was for a dog kennel and dog daycare at the above location. K. Newman reviewed with the board her intention to board approximately eight dogs in a 32 by 48 foot Morton Building which would include an indoor play area. The walls and ceiling will be sound proofed. She will be utilizing the Suburban Disposal for waste removal". 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.

Mrs. Buttery 95 Saint Katherine Way, asked if there would be heat and air conditioning in the kennel? (Yes)

Debra Lee 7407 Ridge Rd. (Apple Tree Inn) welcomed the Newman's to the neighborhood. D. Lee has concerns with barking dogs during her business hours. K. Newman stated that the kennel would be sound proofed.

**Motion by D. Osborne to close the public hearing. Second by D. Virgilio. Unanimously Carried.**

The board reviewed the following:

- Hours of operation: 6:30am to 6:30pm.
- The outside area would be 400 square feet with a 6 foot stockade fence.
- Suburban Disposal will be taking the waste off the property.
- The driveway will be expanded to accommodate clients.
- The board is awaiting comments from the county.

Motions by D. Virgilio to table the decision until the county comments are reviewed. Second by D. Osborne. Unanimously carried.

**New Business**

**Melens Subdivision, Lake Rd. Tax Id 040.03-1-10.21. (John Clarke DDS Engineers)**

The proposed development includes the construction of a new 1,492 SF home and associated utility services and new driveway with connection to Lake Road. The project also proposes to install a 638 LF of new private sanitary force main and sanitary pump system, which is proposed to be connected to the existing sanitary manhole located in front of 3105 Lake Rd.

J.P. Schepp had the following comments:

- The proposed lot could be served by extending a gravity sewer; however, the plans include serving the site with a grinder pump and 2-inch force main. For long term reliability, capacity for future expansion and ease of maintenance, a gravity sewer should be considered in lieu of a grinder pump and force main.
- Whether the site is served by a gravity sewer or grinder pump station the following details will need to be addressed:
- A sewer district will need to be formed or an arrangement for out of district service and billing for sewer use will need to be established.
- Whether the force main will be private or dedicated to the town will need to be determined.

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

- Trench details for the sewer or force main should be provided.
- Details of restoration of pavements and lawns will need to be revised.
- Details of the connection to the manhole will need to be shown.
- The plans should note that Lot 1 is not approved for building.
- NYS DOT needs to review the driveway connection.
- Final plans need to signed and stamped.

**Filippetti Development Lawrence Rd. Tax Id# 029.04-1-14.104**

The proposed development includes the construction of a new 3800 SF home; private septic system associated utility services and new driveway with connection to Lawrence Road. The project also proposes the excavation of a fill pond to the rear of the proposed house.

J.P. Schepp had the following comments:

- The plan should include a general location map.
- Additional property lines on the north side of the overall plan should be shown.
- The addresses of the adjacent properties should be shown.
- The intermittent stream running through site should be shown on the overall plan.
- The location of the gas main should be shown.
- The driveway details should be revised to include a culvert.
- The sight distances at the driveway entrance should be provided.
- Final plans should be stamped and signed by the NYS Licensed Engineer.

Motion by D. Virgilio to call for a public hearing on 5/21/13. For the Mellens Application and the Filippetti Application. Second by D. Osborne. Unanimously Carried.

**Minutes**

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

**Adjourn**

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

Respectfully Submitted,  
Colleen Rogers

---