

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
June 21, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, June 21, 2016 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 p.m.

**PRESENT – Board Members**

Donald Osborne – Chairperson  
Scott Hanko \*  
John Jackson \*  
Dave Virgilio  
William Rowe

**Support Board Members**

Richard Olson, Town Attorney  
Chad Fabry, Bldg. Inspector/Code Enf. \*  
JP Schepp, Town Engineer  
Kristen DiFilippo, Bldg. Dept.

\*Excused

**CALL TO ORDER**

D. Osborne opened the meeting at 7:00 p.m. and led all those present in the Pledge of Allegiance with a moment of reflection for those serving in the military. D. Osborne read aloud the agenda.

**PUBLIC HEARING**

**Arkadiy Kravchenya – 11 Clark Ridge Drive**

**Tax acct# 055.04-1-17.13**

**Zoning: General Industrial**

Regarding: Site Plan Approval to construct a 2,400 sq. ft. commercial building for car sales.

Ed Martin, Engineer for LandTech represented Arkadiy Kravchenya, who were both present for the meeting. E. Martin provided Town Engineer, JP Schepp written responses to his comments:

- The developer's engineer should consider a driveway culvert to mitigate drainage across the driveway. E. Martin stated he added one through the parking lot.
- Proposed lighting should be shown. E. Martin stated lighting was added to the site plan.
- E. Martin stated a proposed monument sign was added and an application will be made to the Zoning Board of Appeals.
- E. Martin stated 20 feet of back out spaces are for the display spaces and 25 feet of back out spaces for the customers.
- A proposed dumpster location was added in the north-east corner of the pavement in the back.
- On site private septic system that will be pumped to the front south-eastern portion.

**Lauren Connelly of 7111 Ridge Road** asked what type of screening will be done in the front of the parcel. E. Martin stated there would be no screening in the front of the parcel for the exposure of car sales. He stated tree planting on the east and west of the parcel are proposed. L. Connelly asked if the building would be level with Ridge Road. E. Martin stated no, it slopes approximately 8 feet.

Town Attorney, R. Olson asked what and where the proposed lighting will go. E. Martin stated there will be (4) building mounted lights: (2) on either side of the front entrance and (1) near each man door in the back.

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Motion by Dave Virgilio  
Seconded by Bill Rowe  
To Close the Public Hearing  
Unanimously carried

Motion by Donald Osborne  
Seconded by Bill Rowe  
To Table the above application until the Monroe County Department of Planning and Development referral form comments are returned to the Town of Clarkson.  
Unanimously carried

**OPEN FORUM**

**The Smiths of 3123 Clarkson Parma Town Line Road** stated they have tried to get public water down their road for three years and would like to know the current state of this situation. Smith stated they are on their third well and with the dry summer, they are having to wash their clothes at the laundry mat and or do simple functions such as washing a car because of the lack of water. Chairperson, D. Osborne stated the Town Board is the correct Board for this matter. Town Attorney, R. Olson stated the project requires that the Town of Clarkson and the Town of Parma form a separate water district and then they enter into an agreement with each other as to the sharing of the costs. He stated that each Town needs to have a certain percentage of signatures. Town Engineer, JP Schepp stated the water line in the Town of Parma is controlled by Monroe County Water Authority. He stated Monroe County Water Authority will not allow out of district extensions to service lines unless there is extenuating circumstances. Town Attorney, R. Olson stated acquiring the water districts is a process but the Town of Clarkson is moving forward with this process.

**MINUTES**

Motion by Donald Osborne  
Seconded by William Rowe  
To approve the June 7, 2016 minutes on July 19, 2016.  
Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, July 19, 2016 at 6:00 p.m.

**ADJOURNMENT**

Motion by Donald Osborne  
Seconded by John Jackson  
To adjourn the meeting at 6:45 p.m.  
Unanimously carried

Respectfully,

*Kristen DiFilippo*  
Building Department Coordinator

*Approved 07/19/2016*

