

**TOWN OF CLARKSON
PLANNING BOARD MEETING
October 18, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, October 18, 2016 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

PRESENT – Board Members

Donald Osborne – Chairperson
Conrad Ziarniak
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 and a moment of reflection for those serving in the military. D. Osborne read aloud the agenda.

NEW BUSINESS

Panek Subdivision – Clarkson Parma Townline Road

Tax Acct# 055.020-1-2

Regarding: Original approvals of the subdivision updated for a transfer of ownership.

Kris Schultz of Schultz Associates represented the owner, Don Terango (Panek Subdivision). He stated this parcel existed originally as a non-developed single parcel and approvals for this 0.55 acre Lot were signed in 1999. The parcel has water service, septic and leach field. K. Schultz stated the current owners, the Terangos have entered into a contract to sell the property with the condition to update the approvals of the original site plan based on what was approved by the Town of Clarkson. He stated the owners received a two year extension letter from the Monroe County Health Department in regards to the leach system. K. Schultz stated the Monroe County Water Authority also re-signed the Mylar for the water service to this parcel.

K. Schultz brought to the Planning Boards attention that originally when the site plan was approved, the zoning for rear set-backs on a single family residence was ten feet from the property line. He stated that in the original site plan, the proposed home had a rear set-back of twenty-one feet. The zoning for rear set-backs currently is thirty feet from the property line. He stated this is an instance when there should be a grandfathered approval because it existed prior to the change in the code.

C. Ziarniak asked why this site plan should not go before the Zoning Board of Appeals for an Area Variance. Building Inspector, C. Fabry stated this site plan was already approved and compliant in 1999 under the old code and as a formality, the owners have come before the Planning Board to make the Town aware that a home will be constructed. C. Fabry stated there are no provisions in the Town of Clarkson Code to state that site plans expire.

Motion by Dave Virgilio

Seconded by John Jackson

To approve the re-signing of the Panek Subdivision Mylar

Unanimously carried

MINUTES

Motion by Dave Virgilio
Seconded by William Rowe
To Approve the September 20, 2016 Minutes
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, November 1, 2016 at 7:00 p.m.

ADJOURNMENT

Motion by Donald Osborne
Seconded by William Rowe
To adjourn the meeting at 8:00 p.m.
Unanimously carried

Respectfully,

Kristen DiFilippo
Building Department Coordinator

Approved 11/1/2016