

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
November 15, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, November 15, 2016 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT – Board Members**

Donald Osborne – Chairperson  
Conrad Zairiak  
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.

**NEW BUSINESS**

**David Aquino – 7056 & 7060 Ridge Road West  
Tax acct# 055.040-1-15.1  
Zoning: Industrial**

Regarding: Site Plan Approval for a proposed parking area to support a remodeled automotive repair shop.

Chairperson, D. Osborne read aloud the legal notice. Kris Schultz of Schultz Associates represented Owner, David Aquino. K. Schultz presented a site plan rendering for the proposed parking area and gave a brief outline:

- Redevelopment of an auto garage.
- 250 cubic yards of Fill added for the proposed parking lot.
- Parking will be redirected from the front of the building to the west behind the existing building.

Chairperson, D. Osborne opened up the public hearing for comments from the public.

**William Weiss of 7046 Ridge Road** stated he is a neighbor and has no objection to the proposal and is very pleased with the site plan. He stated that he encourages the Planning Board Members to approve the site plan. W. Weiss stated that he has spoken with D. Aquino on many occasions and he appears to be someone who will maintain his business and construct an attractive building/landscaping.

D. Osborne and K. Schultz thanked W. Weiss for his comments and for coming in.

K. Schultz stated he had an opportunity to address Town Engineer, JP Schepp's comments. He stated he spoke with Town Building Inspector, C. Fabry as to the placement of the handicapped parking area. He stated initially the handicapped parking area was going to be placed north of the existing building but there was a potential issue with the slope of the driveway. He stated using the driveway of the adjacent existing house to the east of the building was the most logical solution. K. Schultz stated the existing driveway will allow for enough room to turn-around.

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Motion by Don Osborne  
Seconded by William Rowe  
To close the public hearing  
Unanimously carried

D. Osborne asked Town Engineer, JP Schepp if he had concerns. JP Schepp stated his concerns were addressed.

J. Jackson asked about what the bathroom facilities will be. K. Schultz stated there is an existing system that Monroe County Health Department does not have a record of. He stated the owner will have to hire an installer to open up the distribution box. He stated there will be a powder room in the reconstructed auto repair building.

J. Jackson asked where the trash enclosure will be. K. Schultz stated it will be located directly behind the auto repair building with a stockade fence surrounding it.

J. Jackson asked what the lighting for the site plan will be. K. Schultz stated there will be LED lighting on all three sides of the auto repair building.

Chairperson, D. Osborne stated that there shall be no cars for sale or parked out in the front of the building in the state right-of-way.

Town Attorney, R. Olson stated an application needs to be made to the Zoning Board of Appeals for a permanent sign permit.

Motion by Donald Osborne  
Seconded by Dave Virgilio  
To determine this application as an Unlisted Negative Declaration and therefore, not subject to further environmental review.  
Unanimously carried

Motion by John Jackson  
Seconded by Dave Virgilio  
To approve the 7056 & 7060 Ridge Road application with the following conditions:

1. No parking in the front of the building in the State right-of-way.
2. There shall be signs for restricted parking.
3. An application be made to the Zoning Board of Appeals for a permanent sign permit.
4. Oil and stone be used to construct the parking lot/driveway.
5. ADA compliant.

**NEW BUSINESS**

**Patricia Galinsky (Stanley's Subdivision) – Lake/Drake Road**  
**Tax acct# 029. 03-1-23.1, 028.04-1-12.11**  
**Zoning: RS-20**

Regarding: Adjusting the westerly line of Lake Road to give Drake Road more property.

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Rich Maier of Maier Land Surveyor represented applicant Patricia Galinsky. He presented a rendering of the proposed subdivision and gave a brief description.

- Currently there are two Lots: Lot 1 - 29.885 acres and Lot 2 - 118.278 acres.
- Patricia Galinsky is proposing to add acres to Lot 1 from Lot 2 resulting in: Lot 1 – 48.163 acres and Lot 2 – 100 acres.

Motion by Donald Osborne

Seconded by Dave Virgilio

To waive further site plan review for the above application of Patricia Galinski.  
Unanimously carried

**Pino Bovenzi – 9329 West Ridge Road**

**Tax acct# 053.01-1-8**

**Zoning: Highway Commercial**

Regarding: A Special Permit for an auto repair business. P. Bovenzi stated he is the owner of 9329 West Ridge Road and is renting the building for an auto repair business.

P. Bovenzi was present for the Planning Board Meeting. Town Attorney R. Olson stated he would recommend P. Bovenzi bring the tenant to the public hearing on December 6, 2016.

Town Attorney, R. Olson stated that Town Building Inspector, C. Fabry inspect the building. He stated that P. Bovenzi make application to the Zoning Board of Appeals for a permanent sign permit.

Motion by Donald Osborne

Seconded by John Jackson

To schedule a public hearing on December 6, 2016 at 7 p.m.

Unanimously carried

**MINUTES**

Motion by John Jackson

Seconded by Dave Virgilio

To approve the November 1, 2016 minutes.

Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, December 6, 2016 at 7:00 p.m.

**ADJOURNMENT**

Motion by Donald Osborne

Seconded by John Jackson

To adjourn the meeting at 7:50 p.m.

Unanimously carried

Respectfully,

*Kristen DiFilippo*

Building Department Coordinator

*Approved 12/06/2016*