

**TOWN OF CLARKSON PLANNING BOARD Meeting Minutes**  
**Tuesday, April 16, 2019**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, April 16<sup>th</sup> at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00PM.

**PRESENT – Board Members**

Conrad Ziarniak, Chairperson  
John Jackson  
William Rowe \*  
Dave Virgilio \*  
Thomas Schrage

**Support Board Members**

Richard Olson, Town Attorney  
J.P. Schepp, Town Engineer  
Kevin Moore Bldg. Inspector

\*Excused

**CALL TO ORDER**

Conrad Ziarniak called the meeting to order at 6:59 p.m. and led all those present in the Pledge of Allegiance with a moment of silence honoring Veterans, military service members and first responders. Conrad Ziarniak read aloud the agenda.

**OLD BUSINESS**

**Applicant: Steve Kepler**

**Property Owner: Franklin and Donna Kepler**

**Property Address: 389 East Avenue, Brockport, NY 14420**

**Tax ID#: 069.06-1-7**

C. Ziarniak reviewed status from Steve Kepler Public Hearing regarding issues that needed to be addressed, per JP Schepp's review. Monroe County DRC comments have been received. Rich Maier presented an updated map to review, and discussion was had regarding the water service, sanitary service, utilities, and easements needed. Subdivision approval is conditioned upon the items that were discussed. No further discussion.

C. Ziarniak made a motion that this is an unlisted action as required by SEQR.

J. Jackson seconded.

Motion carried.

C. Ziarniak made a motion that this is a negative declaration as to the environmental impact. J. Jackson seconded. Motion carried.

C. Ziarniak made a motion to approve the subdivision with the following conditions:

1. That that map show a 20' wide easement regarding the sewer lateral of Franklin & Donna Kepler; that said easement is to be dedicated to the town.
2. That the map shall show an easement for suitable accessibility from Mission Hill Drive.
3. That all utilities shall be separated from the private residence and the garden center (gas, electric, water, sewer, and any other utilities) prior to May 1, 2020, with proof provided to the Town.

T. Schrage seconded.

Motion carried.

**Applicant/Property Owner: Daniel Baase**

**Property Address: Clarkson Hamlin Townline Road**

**Tax ID#: 028.04-1-13.1**

C. Ziarniak reviewed the status. Rich Maier stated that he was asked to create a 3.1 acre Subdivision map out of the 90 acres of land that Daniel Baase owns. Discussion was had specific to the water service to the house vs. the requirements per the town's design criteria. The difference in this event, is that the same person (applicant) owns both properties. Rich Maier needs to add the "standard notes" to the map; otherwise, JP's comments have been addressed. Monroe County. DRC's reply stated that there are wetlands, but they don't affect the site plan. No agriculture statement is required.

C. Ziarniak made a motion that this is an unlisted action as required by SEQR, and is a negative declaration regarding the environment.

J. Jackson seconded.

Motion carried.

J. Jackson made a motion to approve the site plan and subdivision map with the water service as shown, based on the fact that the applicant owns the surrounding property. T. Schrage seconded. Motion approved.

**Applicant/Property Owner: Phillip Sheehan**

**Property Address: Clarkson-Parma Town Line Road**

**Tax ID#: 055.040-01-001.2**

C. Ziarniak stated that the Planning Board did an initial review of the site plan and all documents that were submitted. Matt Tuttle from Schultz Associates stated that the site plan is for a single-family home with septic; water, gas, electric are on the property; there's a 350' buffer to wetlands; that there is a temporary stone access at the property now, but it will be moved. JP Schepp stated the "standard plan notes" need to be added to the plan.

J. Jackson made a motion to schedule a public hearing for May 7, 2019 at 6:00 PM

T. Schrage seconded.

Motion carried.

**Applicant/Property Owner: Arkadiy Kravchenya**

**Property Address: 11 Clarkridge Drive**

**Tax ID#: 055.04-001-017.13**

Arkadiy Kravchenya was representing himself as the applicant. He presented a map by LandTech for 40 storage units; a simple design with no outside storage; 20' driveway; 24 hour access; no access at the back of the buildings; gated with perhaps a key code entry. Discussion was had re: adding outside lights to the plan; that Town code calls for paving, but the map shows gravel; that they driveway needs to accommodate emergency vehicles; that the stormwater improvements may be needed; that fencing needs to be considered. JP Schepp stated that he would send a letter to LandTech with the suggestions; this needs to be referred to Mo. Co. DRC for comments ASAP.

C. Ziarniak made a motion to schedule a public hearing for May 7, 2019 at 6:00 PM

J. Jackson seconded.

Motion carried.

### **MINUTES**

C, Ziarniak made a motion to approve the minutes from 4-2-19 as amended.

J. Jackson seconded.

Motion carried.

### **ADJOURNMENT**

Motion by John Jackson

C. Ziarniak seconded.

To adjourn the meeting at 8:15 PM

Motion carried.

### **NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, May 7, 2019 at 6:00 pm.

Respectfully Submitted,

*Anna Beardslee*

*Building Department Clerk*

*Minutes approved on 5/7/2019*