

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
December 19, 2017**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, December 19, 2017 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT – Board Members**

Conrad Ziarniak, Chairperson  
John Jackson  
William Rowe  
Dave Virgilio  
Leslie Zink

**Support Board Members**

\*Richard Olson, Town Attorney  
J.P. Schepp, Town Engineer  
\*Chad Fabry, Bldg. Inspector  
Susan Kelly, Bldg. Dept.

\*Excused

**CALL TO ORDER**

Conrad Ziarniak called the meeting to order at 7:00 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.

**NEW BUSINESS**

**Grigory Kasap – Kasap-Mattison Subdivision**

**Property Address: 7514 W. Ridge Road**

**Tax ID #: 055.03-01-018 and 055.03-01-03.111**

**Zoning: Highway Commercial/RS-20**

Subdivision approval to add 0.7 acres to existing 4.5 acre parcel.

J.P. Schepp gave an explanation of the Kasap-Mattison Subdivision at 7514 W. Ridge Rd. The proposal is to add 0.7 acres to the Kasap property that is currently part of the Mattison property to the east. G. Kasap has been utilizing this property for his auto repair shop. The proposal does not change the frontage for either lot or create a new lot; it is just a modification of lot lines. The proposal does not create anything non-conforming.

C. Ziarniak questioned the implications of dual zoning. The Kasap property is zoned Highway Commercial and the parcel to be added from the Mattison property is zoned RS-20. J.P. Schepp stated that any future development would be subject to site plan approval and if variances or rezoning were required, it would be addressed at that time. C. Ziarniak asked if dual zoning poses any problems with the County during land transfers. J.P. Schepp answered that it does not and that dual zoning is not unusual. C. Ziarniak stated that per Town Code, “service stations” are zoned Highway Commercial and “auto repair facilities” are zoned Industrial. Therefore, Highway Commercial zoning is appropriate for auto service/repairs, but not auto body work. J.P. Schepp clarified that the use of the property is not changing; only lot lines are changing. C. Ziarniak stated that if there is an existing code violation, this would be the appropriate time for C. Fabry to address it. J.P. Schepp stated that there is no violation with regard to use; maybe with the number of stored vehicles.

Motion by Conrad Ziarniak

Seconded by Leslie Zink

To determine this an unlisted SEQR action and declare a negative declaration as far as environmental review.

Unanimously carried

**12/19/17**

Motion by Dave Virgilio

Seconded by Bill Rowe

To accept the lot line change per the Final Plat dated December 14, 2017 and waive further site plan review per Clarkson Town Code § 116-25, pending the satisfactory resolution of any outstanding code violations. C. Ziarniak wants it recognized that this is a dual zoned property.

Unanimously carried

C. Ziarniak thanked the Board for their service this year and thanked J.P. Schepp for presenting an excellent training session on the SEQR process. He also thanked L. Zink for the compilation of Planning Board records on Dropbox.

C. Ziarniak asked the Board to submit their CE credit info to S. Kelly for recordkeeping purposes.

**MINUTES**

Motion by Leslie Zink

Seconded by Dave Virgilio

To approve the December 5, 2017 minutes.

Unanimously carried

**ADJOURNMENT**

Motion by Conrad Ziarniak

Seconded by John Jackson

To adjourn the meeting at 7:25 pm.

Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, January 2, 2018 at 7:00 pm.

Respectfully submitted,

*Susan Kelly*

Building Department

*Approved 1/16/2018*