

**TOWN OF CLARKSON
PLANNING BOARD MEETING
October 2, 2018**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, October 2, 2018 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

ALSO ATTENDING

William Brown, Applicant

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

Applicant/Property Owner: William Brown

Property Address: 2403 Ireland Road

Tax ID#: 041.01-1-33.006

Zoning: RS-20

Site Plan Approval to construct a single-family home to be serviced by private on-site septic system, well and driveway.

C. Ziarniak reviewed the submitted application and asked W. Brown to give an overview of the project. W. Brown stated that the property is 8 ¼ acres. The front was cleared by the previous owner. He will clear more in the back for a backyard. The house will be 1880 sq. ft. with a walk-out basement. The setback of the house will be even with the neighbor. First floor elevation of the house is 350' above sea level which is the same as the concrete pad of the existing barn which was built in 2009. The driveway was installed in 2009. He had permits for the barn and house. He built the barn first then, due to financial issues, could not move ahead with the house.

C. Ziarniak asked J.P. Schepp to review the site plan and the EAF. J.P. Schepp stated that the applicant is adding a split off from the driveway and has the permit from the County. There are no issues with the driveway entrance. The leach field is located on the east side of the driveway. The septic tank is located on the west side of the driveway. The well is located on the east side of the house location. Both septic and well need Monroe County Dept. of Health approvals. The house will be elevated quite a bit and will require a lot of fill. W. Brown stated that the fill will be coming from a neighbor's property who is digging a pond. J.P. Schepp stated that fill is generally allowed under site plan approval. C. Fabry stated that no permit is required to dig a pond. J.P. Schepp reviewed the drainage plan. J.P. Schepp stated that the path of the underground utilities needs to be shown on the final site plan. He also suggested modifying the grading around the basement to avoid drainage problems. C. Fabry questioned whether the fill contains arsenic since it is coming from an apple orchard. J.P. Schepp advised W. Brown to get 3-4 samples tested to ensure that the fill is not contaminated.

10/2/18

J.P. Schepp reviewed the EAF document. Development Referral was submitted to Monroe County last week. A public hearing will be scheduled for November 6th, after a response is received. Also need septic and well approval from Monroe County Dept. of Health. J.P. Schepp stated that the engineer (Ed Martin, Land Tech) should show the following changes on the site plan: path of underground utilities and elevation changes for basement drainage issues.

Motion by J. Jackson
Seconded by D. Virgilio
To schedule a public hearing for the November 6th Planning Board meeting.
Approved unanimously

GENERAL BUSINESS

C. Ziarniak and J. Jackson discussed a Flea Market scheduled for 10/13 at the Vintage Market on W. Ridge Rd. C. Fabry will look into associated parking issues.

L. Zink will not be able to attend the November 6th Planning Board meeting.

MINUTES

Motion by J. Jackson
Seconded by W. Rowe
To approve the September 18, 2018 minutes.
Approved unanimously

ADJOURNMENT

Motion by C. Ziarniak
Seconded by W. Rowe
To adjourn the meeting at 7:40 pm.
Approved unanimously

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, October 16, 2018 at 7:00 pm.

Respectfully submitted,

Susan Kelly
Building Department

Approved 10/16/2018