

**TOWN OF CLARKSON
PLANNING BOARD MEETING
October 16, 2018**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, October 16, 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

Bob Bryan
Ben Adams, Creekwood Archery
James Craft, Applicant
Rich Maier, Surveyor for James Craft
Terry Glogowski, Surveyor for Don Cook

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.

OPEN FORUM

B. Bryan (31 Salmon Creek Dr., Hilton, NY) and his son-in-law are considering purchasing Creekwood Archery on Lawrence Rd. from Ben Adams. In order to do this, they are proposing to subdivide the 40 acre parcel to keep the house separate from the archery business. 4.3 acres would include the archery building, parking lot and driveway. R. Olson stated that Creekwood Archery is classified as “public grounds” and, therefore, requires 50 acres. The Zoning Board of Appeals would have to approve a variance from 50 acres to 4.3 acres. C. Fabry stated that a site plan would be needed showing the house, the archery building, septic, etc. B. Bryan stated that his son-in-law plans to purchase dogleg property (13 acres) and build a home. He asked if a trailer could be placed on the property while building the home. C. Fabry stated that the Town of Clarkson does not allow that. B. Bryan questioned whether the property could be classified under “Clubs”. B. Adams asked if he isn’t allowed to sell just the archery portion of his property, can he convert it to a storage facility. C. Fabry answered no; storage facilities are only allowed in Industrial Zoning.

NEW BUSINESS

Applicant/Property Owner: James Craft
Property Address: 1450 & 1482 Drake Rd.
Tax ID#: 039.02-1-9.2 & 039.02-1-10
Zoning: RS-20

Resubdivision Approval to change lot line to increase acreage for Tax ID# 039.02-1-10.

R. Maier gave an overview of the application. J. Craft’s in-laws are planning to build a pole barn on the property. J. Jackson informed J. Craft that a house would need to be built on the property before a pole barn could be built. There was discussion regarding the placement of the pole barn. C. Fabry stated that the applicant could apply for a variance to place the pole barn in front of the house, but the house would have to be built first. J.P. Schepp stated that both lots are

10/16/18

conforming and he has no engineering concerns. He also stated that concerns about the placement of the house and barn would be addressed after a site plan was submitted.

Motion by D. Virgilio

Seconded by W. Rowe

To waive further subdivision approval per Clarkson Town Code § 116-25 and approve the lot line changes per the submitted application and resubdivision plan dated September 26, 2018.

Approved unanimously

Applicant/Property Owner: Donald Cook

Property Address: 9367/9351 Ridge Rd.

Tax ID#: 053.01-1-2.11

Zoning: RS-20

Single Lot Subdivision to create a lot for the existing house and barn. Lot 2 – West-Cook Subdivision.

T. Glogowski (representative for J. Glogowski, surveyor) stated that D. Cook would like to subdivide his property to create a separate parcel (Lot 2) for the existing house (9351 Ridge Rd) and barn. J. Jackson asked if animals would be kept in the barn. R. Olson stated that a notation needs to be added to the site plan stating that no animals will be kept in the barn because the property line will be less than the required 100' to the barn. C. Fabry and R. Olson stated that a Development Referral Form needs to be submitted to Monroe County Planning and Development by J. Glogowski. J.P. Schepp stated that he has no engineering concerns, other than the location of water services. J. Glogowski is to let the Board know.

Motion by C. Ziarniak

Seconded by J. Jackson

To schedule a public hearing for the November 6th Planning Board meeting.

Approved unanimously

GENERAL BUSINESS

C. Ziarniak recommended that Board members view 2403 Ireland Rd. prior to the November 6th public hearing. C. Fabry suggested they call the owner before walking on the property.

There was a discussion about the parking problems on Ridge Rd. associated with the flea markets held by the Vintage Market approximately three times a year. D. Virgilio stated that it is a safety issue. C. Ziarniak stated that the cars park so close to St. Katherine's Way that it causes a visibility issue for drivers trying to turn out of St. Katherine's Way onto Ridge Rd. C. Fabry stated that there is no law against it, but will try to follow up. He suggested that possibly Farmer's Daughter could be used for parking.

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

MINUTES

Motion by L. Zink

Seconded by J. Jackson

To approve the October 2, 2018 minutes.

Approved unanimously

ADJOURNMENT

Motion by J. Jackson

Seconded by W. Rowe

To adjourn the meeting at 7:45 pm.

Approved unanimously

10/16/18

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, November 6, 2018 at 7:00 pm.

Respectfully submitted,

Susan Kelly
Building Department

Approved 11/6/2018