

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall and via Zoom Meeting
Tuesday, August 4, 2020 at 6:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio
Harold Mundy *
Daryl Fleischer
John Culhane

Support Board Members

Richard Olson, Town Attorney
J.P. Schepp, Town Engineer *
Kevin Moore Bldg. Inspector
Anna Beardslee, Bldg. Dept. Clerk
* Excused

CALL TO ORDER:

J. Jackson called the meeting to order at 6:00 PM and led everyone in the Pledge of Allegiance. J. Jackson read aloud the agenda for the night, stating that the Dnistram Public Hearing had been postponed until a further date.

NEW BUSINESS:

Applicant: Zap Land Holdings, LLC.

Property Owner: Carol Finnigan

Property Address: 8684, 8660, and 8648 Ridge Road

Tax ID: 53.02-001-030, 53.02-001-032, 53.02-001-034, 53.02-001-035

Applicant requesting a Public Hearing date for the re subdivision to change the lot lines after being granted townboard approval to rezone 8660 and 8648 Ridge Road to residential.

Rich Maier present at meeting to represent for Zap Land Holdings. He explained that the Townboard granted approval to rezone rezone 8660 and 8648 Ridge Road to a residential zoning while 8684 Ridge Road would stay zoned as Residential, as it was a split zoned area. Rich stated no changes had been made to the map since he came before the Planning Board in 5/19/2020.

J. Jackson stated that JP was not present at the meeting tonight, but indicated through an email that he had no problems.

J. Jackson asked if R. Olsen had any issues. R. Olsen stated no problems with it.

J. Jackson made a motion to place Zap Land Holdings on the agenda for a Public Hearing on August 18, 2020.

D. Fleischer seconded.

Unanimously carried.

REVIEW OF SITE PLAN:

Owner of 645 Clarkson Hamlin Town line Road was granted approval for a site plan to build a house in 2012. Owner would like to build a smaller house than the original plan and wants to know if re-approval by the Planning Board is necessary.

Kris Schultz present at the meeting to represent new owners of 645 Clarkson Hamlin Town Line Road. He explained that it was an approved site plan from 2012. But new owner would like to change the size of the house from the original site plan, so that the house would be a smaller size than the original plan.

J. Jackson stated that JP stated in his email that a smaller house being built would be fine.
J. Jackson did state that updated approvals would be necessary for the water.

No other board members presented any issues.

D. Virgilio made a motion to re-approve the site plan for 645 Clarkson Hamlin Town Line Road to have a smaller house built on the property.

J. Culhane seconded.

Unanimously carried.

PUBLIC HEARING:

Applicant: Michael Oakes/Oakes Tree Service

Property Owner: Michael Oakes

Property Address: 8089 Ridge Road West

Tax ID: 054.04-1-45.11

Acres: 1.6

Applicant is requesting a special permit to use the building for a tree service.

J. Jackson read through the Legal Notice for Michael Oakes/Oakes Tree Service and asked Michael Oakes to explain what he will be doing.

M. Oakes explained that they would like to move their office to 8089 Ridge Road West and operate the office and store their equipment for Oakes Tree Service at that location.

J. Jackson asked about the front of the building and what he plans on doing.

M. Oakes stated that he will be fixing the windows, siding, and fixing the beams.

Kevin Moore, Building Inspector stated that they would need to come see him in regards to improvements for the building, as if it is more than \$10,000 in improvements and construction they would need to get a building permit. K. Moore stated that he will stop out in the morning to take a look at what they are doing.

D. Virgilio asked about where they would be storing a dumpster.

M. Oakes stated that they would be getting a smaller dumpster from Waste Management, and they would be storing it behind the barn.

J. Jackson asked about mulch in the back of the property.

M. Oakes stated that they have a pile that they send to people. And any debris that they would bring back from a job would go behind the barn.

J. Jackson asked if they would be selling anything.

M. Oakes stated "not right now."

J. Jackson stated, there will be no selling of anything unless it comes back in front of the Planning Board for review.

J. Jackson asked about employee parking.

M. Oakes stated that it would be behind the barn as well.

K. Moore asked about a fence shown on the map provided, on the west side of the property.

M. Oakes stated that there is not actually a fence it is a gate, not a full chain link fence. He stated that fencing will be on the east side of the property with slats.

J. Jackson stated that there is no one here from the Public.

D. Virgilio made a motion to close the Public Hearing.

J. Culhane seconded.

Unanimously carried.

J. Jackson asked about fuel storage.

M. Oakes said he would like to.

K. Moore stated that need to go through the NYS DEC for approvals.

J. Jackson said that according to Town Code 140-38F for special permits. That there are certain requirements that are asked to an applicant in order to grant a special permit. J. Jackson began to summarize the requirements, so that M. Oakes understood what the Planning Board is looking at when making a decision.

- Stating that the first one, is asking if it will fit the characteristics of the neighborhood.
- The second is will it depreciate the value of properties around it.
- The third, will it impose a threat to others.
- The fourth, asking if it will be detrimental to the flow of traffic.
- And the fifth, the project will not alter the neighborhood.

After J. Jackson summarized these, he felt that having the Oakes Tree Service, would not go against these requirements.

J. Jackson asked if any members had any issues. No board members had anything to say.

D. Fleischer made a motion to approve the Special Use Permit for Oakes Tree Service. J. Jackson, added some conditions on the approval:

- A 6 foot chain link fence with privacy slats will be placed up, per the survey map provided on 8/4/2020.
- Outdoor storage of materials will be located behind the fence, and not in front of the building.
- No sales will be allowed on the property, without approval from the Planning Board.
- All storage of equipment, and employee parking will be located behind the fenced in area, with the exception of office workers.
- All improvements on the building will be approved by the Building Inspector, with proper Building Permits, if needed.
- Approval will be needed from the DEC for fuel storage.
- Hours of operation will be Monday through Friday, 6:30 AM – 7:00 PM and Saturday's 7:00 AM – 5:00 PM.

D. Virgilio seconded.

Unanimously carried.

K. Moore stated that there is a noise ordinance for the Town of Clarkson that begins at 7:00 AM, and to be mindful of any equipment that is loud, to not start the equipment before 7:00 AM.

MINUTES:

J. Jackson made a motion to approve the July 21, 2020 minutes.

D. Virgilio seconded.

Unanimously carried.

ADJOURNMENT:

The meeting adjourned at 6:45 PM.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be held on Tuesday, August 18, 2020 at 6:00 PM, at the Clarkson Town hall and via Zoom videoconferencing.

D. Virgilio will not be at the August 18, 2020 Meeting.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 8/18/2020.