

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall and via Zoom Meeting
Tuesday, August 18, 2020 at 6:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio *
Harold Mundy via Zoom
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.

PUBLIC HEARING:

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 resubdivision to change the lot lines after being granted townboard approval to rezone 8660 and 8648 Ridge Road to residential.

J. Jackson read aloud the Legal Notice for Zap Land Holdings.

Rich Maier present at meeting to represent for Zap Land Holdings. He gave a brief summary, explaining that the Townboard granted approval to 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. The applicant now needs approval from the Planning Board to grant the resubdivision.

H. Mundy asked for clarification on the entire matter.

R. Maier explained the background of the property that it was a junk yard, and it has since been cleaned up, and the family would like to use the property to build houses.

J. Jackson asked if there was anyone from the Public that wanted to speak. No one answered.

J. Jackson made a motion to close the Public Hearing.

H. Mundy seconded.

Unanimously carried.

J. Jackson asked the Town Engineer, J. Schepp if he had any issues.

J. Schepp stated, that he had no issues.

J. Jackson asked Town Attorney, R. Olsen if he had any issues.

R. Olsen stated that he had no concerns.

J. Jackson made a motion that this was an unlisted action, with a negative declaration, and no further review is needed.

J. Culhane seconded.

Unanimously carried.

J. Jackson made a motion to approve the re-subdivision for Zap Land Holdings, LLC, with the condition that the town fees be paid before the mylars are signed.

J. Culhane seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: David Dnistran

Property Owner: David Dnistran

Property Address: Drake Road

Tax ID: 39.04-001-013.131

Acres: 75 + acres

Revised application turned in, separating 4 lots from total holdings. Needs to be set for a Public Hearing Date.

R. Maier here to represent for Dnistran. He explained that he was present at the last meeting. Originally they were only going to separate one lot, but decided to separate more. He provided a new application with new maps indicating the rest of the lots.

J. Jackson asked about concerns from R. Olson.

R. Olson stated, no concerns.

J. Jackson made a motion to set this on for a Public Hearing on September 1st.

J. Culhane seconded.

Unanimously carried.

Open Forum:

Cheryl Rommes present at the meeting to discuss a business idea for the old Apple Tree Inn located at 7407 West Ridge Road. She explained that she would like to make it into an Antique Store. She stated that the kitchen will be closed off. The upstairs will be utilized for storage. The back building will be used, but not sure what they will do with it at this time.

Discussion with board members was had in regards to the present zoning and that an antique shop would still be considered a similar use of property.

J. Jackson made a motion to approve the Antique shop located at 7407 West Ridge Road for similar use of property.

J. Culhane seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: Irina Fendikevich

Property Owner: Irina and Roman Fendikevich

Property Address: 645 Clarkson Hamlin Townline Road

Tax ID: 029.03-1-2.12

Acres: 9.30 acres

Applicant is requesting a special use permit for a single family house to be a two family house, as there will be an in-law apartment built into the housing plan.

Applicants, Irina and Roman Fendikevich present via Zoom Meeting for the application that was put in. Irina explained that they would like to build a family home with an in-law apartment. She would like to use the in-law apartment for her relatives, so that they would be able to stay with her when they come to visit.

J. Schepp asked if they had public water, sewer, or septic.

I. Fendikevich stated that they have public water but would like to have public sewer.

J. Schepp stated that she would first need to get permission from Hamlin, and make sure water supply is good for two family residence.

J. Jackson asked if R. Olson had any issues.

R Olson stated that he had no issues.

J. Jackson made a motion to put on for a Public Hearing on September 1st.

H. Mundy seconded.

DISCUSSION:

R. Olson explained that Borrego contacted him in regards to an issue that they were having with National Grid. It may be possible that they would need to separate the property into two lots again, and if so, they would also need to get a variance. So it was possible that Borrego would need to be put on for a Public Hearing. He will let us know, when he knows more.

MINUTES:

J. Jackson made a motion to approve the August 4, 2020 minutes.

J. Culhane seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 6:40 PM.

J. Culhane seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be held on Tuesday, September 1, 2020 at 6:00 PM, at the Clarkson Town hall and via Zoom videoconferencing.

*Respectfully submitted,
Anna Beardslee Building Department Clerk*

Minutes approved on 9/1/2020