

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall and via Zoom Meeting
Tuesday, November 17, 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, via Zoom
J.P. Schepp, Town Engineer
Kevin Moore Bldg. Inspector, via Zoom
Anna Beardslee, Bldg. Dept. Clerk
* Excused

CALL TO ORDER:

J. Jackson called the meeting to order at 6:00 PM for the Planning Board Meeting. J. Jackson led everyone in the Pledge of Allegiance and read aloud the agenda for the night.

NEW BUSINESS:

Applicant: Otis Creek Estate, LLC.

Property Address: 2580 Sweden Walker Road

Tax ID: 41.01-001-029.1

Acres: 107.605 Acres

Applicant requesting to separate two lots from active farming land.

John read through the application for Otis Creek Estates. Rich Maier is present to represent and discussed the application in depth. In the drawings it shows three lots of land. They would like to separate the house from the other two lots. Lot 2 is the lot that has the house on it. Lot 1, currently has a dilapidated barn on it that they would like to possibly take down, to make this a buildable lot. And lot 3, would still be used as farming as it currently is.

J. Schepp asked if this property has public water. R. Maier stated that the detail box shows the leach system, and it is on public water.

J. Schepp asked about cross access or if they would be removing the electric from Lot 1. R. Maier stated that the electric will need to be removed because the lines are already cut.

J. Jackson asked about Lot 3 and if they would be proposing to do anything with that property. R. Maier stated that it would be staying farm land.

R. Olson stated that he had concerns about the barn, first because it is an unsafe structure and second, if the lot is subdivided the barn would be on a lot by itself. He stated that it would need to go in front of the Zoning Board. He stated that if it is a dilapidated barn, it should just be taken down.

J. Jackson stated that the Board would probably make a condition in the approval that the barn be taken down. R. Maier asked when they would need to have it taken down. J. Jackson stated that they could give a time frame. R. Olson stated that a bond would need to be posted to make sure that it occurs.

H. Mundy made a motion to place Otis Creek Estates, LLC on for a Public Hearing on Tuesday, December 1st.

J. Culhane seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: Howard Henick, Henick-McCullough Subdivision

Property Address: West Ridge Road and Orleans County Line Road

Tax ID: 038.04-1-2.2

Acres: 47.415 Acres

Applicant requesting a two lot subdivision to create one new single family building lot. The new building lot will include one single family home with associated improvements. The new home will be serviced by a private use septic system, as well as public gas, water, and electric available at the road side.

J. Jackson read through the application aloud. Matt Tuttle here to represent. He explained that the property is a 47 acre lot on Ridge Road, and the applicant would like to cut out a 100x200 foot part of the lot to build a 3 bedroom single family home. He stated that the area is surrounded by wetlands and the house is on the driest spot on that property.

J. Jackson asked J. Schepp for any comments and concerns. J. Schepp stated that there were a few minor details on some of the measurements. He stated that the map shows that the house is 46 feet from the road, and it needs to be a minimum of 75 feet. M. Tuttle stated he would fix that.

H. Mundy asked about facilities. M. Tuttle stated that it had electric and water.

R. Olson stated that it should have a turn around on the property, so that there is no backing out on to Ridge Road. And that it should be part of the approval.

D. Fleischer asked about the house frontage being moved back 30 feet to meet the code, and asked if it would mess up the septic. M. Tuttle stated that it would have plenty of room still.

J. Jackson made a motion to place on the Agenda for next meeting, December 1, 2020 to be on for a Public Hearing.

D. Fleischer seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: Steve and Lisa Pavlovych

Property Address: Lake Road

Tax ID: 043.03-1-10.11

Acres: 109.91 Acres

Applicant requesting for two single family homes with associated improvements. The proposed houses will be serviced by public gas and electric. Sewage disposal will be handled via private connection to the existing Clarkson sanitary sewer that runs through the property. Water service will be provided by a public water at road frontage.

J. Jackson read through the application and turned it over to M. Tuttle who is also here to represent this applicant. M. Tuttle stated that this is a 109 acre farm parcel. The Applicant would like to cut out 2 flag lots to build single family homes on both. M. Tuttle stated that the public utilities are at the roadside and includes a connection to the sewer.

H. Mundy asked about the angle at the beginning of the lot, and questioned the measurements as he stated it looks narrow.

R. Olson stated that flag lots need to be a minimum of 15 feet, but stated if they could make it wider, that would be better.

J. Schepp asked about the barn in front of Lot #2. He stated that by code no barn can be in the front setback.

He also mentioned that the Town Sewer is being connected but shows details on plan for pure water details.

H. Mundy asked which lot would be built first. M. Tuttle stated that was still to be determined.

J. Jackson asked if there were any other questions from the Board Members or support staff.

No one answered.

D. Fleischer made a motion to place the Pavlovych Application on for a Public Hearing on December 1st.

J. Culhane seconded.

Unanimously carried.

MINUTES:

D. Fleischer made a motion to approve the October 20, 2020 minutes.

D. Virgilio seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 6:32 PM.

D. Fleischer seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, December 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 12/1/2020