

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held via Zoom Meeting
Tuesday, February 16, 2021 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 Zoom meeting to order at 6:00 PM for the Planning Board Meeting and read through the agenda for the night.

NEW BUSINESS:

Applicant: Arkadiy Kravchenya
Property Address: 11 Clarkridge Drive
Tax ID: 055.04-0001-017.13
Acres: 5.023 +/-

Applicant requesting to build a 40x300 storage building.

J. Jackson asked Arkadiy Kravchenya to explain his application. A. Kravchenya stated that he would like to build a second storage building that will be 40'x300'.

J. Jackson asked about fencing and lighting.

A. Kravchenya stated that he would put a gate on left side and right side of entrance. He stated he would not need one on left side of building because there is a 4 foot deep swale that no one would be able to drive over. He would also be placing lighting every 20 feet and that would be about 14 lights per side.

H. Mundy asked about zoning variance on the first building.

A. Kravchenya stated no.

J. Jackson asked J. Schepp's thoughts about the application and about a turnaround for emergency vehicles.

J. Schepp stated that the space between the two buildings is 30 feet and is sufficient for a turnaround. He stated he would look a little closer at that area for an emergency vehicle to be able to fit without having to back out. J. Schepp also spoke about paving the area as it is required by town code. But because of the use, they did allow the gravel, so that should be acknowledged. J. Schepp also asked for Landtech to send him some stormwater calculations and storm water drainage elevations.

J. Jackson stated that the Planning Board may make some conditions in the approval.

H. Mundy asked about when a security gate is put up, does the fire department have access.

A. Kravchenya stated that the Local Fire Department has their own access code.

D. Virgilio asked if he would pave the whole area.

A. Kravchenya stated that if he made enough money in the first year, he would.

J. Jackson asked if anyone had any questions.

R. Olson stated that because this is commercial it will require a Public Hearing.

D. Virgilio made a motion to place this on for a Public Hearing.

J. Culhane seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: Dawn Ferris

Property Owner: Dawn Ferris

Property Address: 4 Wedgewood Court

Tax ID: 069.02-1-64

Zoning: RS-10

Acres: .28

Applicant requesting a site plan review for drainage and grading of an approved building lot on 4 Wedgewood Court.

J. Jackson explained the next item on the agenda and asked D. Ferris to explain what she would like to do.

D. Ferris explained she purchased the lot in 2019 and has been making plans to build a house. She explained that she has been working with her builder to try and get plans on how they will build the house but also make sure grading and drainage will work.

J. Jackson asked if he received maps on this.

J. Schepp stated that he provided the surveyor last week with some maps that he had on this lot so he could use that for the grading plans. He explained that it is his understanding that the house orientation is different than what was proposed in the original subdivision so they are trying to confirm that this plan will work for the current proposal. J. Schepp stated that the maps he received were the maps that he had sent out to the surveyor and he hadn't received the grading plan.

D. Kleinschmidt spoke in regards to his proposed plans for the drainage and grading.

J. Schepp stated that he did not receive the plans that have the detail he needed.

Discussion was had between members and applicant in regards to whom the maps were sent to and the dates in which they were sent.

J. Schepp stated that even if the maps were received on Friday, as was stated by A. Kleinschmidt, he still would not have had enough time to look through everything.

J. Jackson stated that we will put this back on the agenda for March 2nd so that all of the board members and the Town Engineer would have the time to look over the maps.

NEW BUSINESS:

Applicant: Donald Cook

Property Address: 9367 West Ridge Road

Tax ID: 053.010.-01-002.211, 053.010-01-003.2, 053.010-01-002.11, 053.010-01-005

Applicant requesting to create three new parcels, add land to an existing parcel, and add land to an existing subdivision lot.

J. Jackson read through the application for Donald Cook and asked Jerry to explain the proposed subdivision. Jerry is on the Zoom call tonight to represent for Donald Cook. He began explaining each of the lots that Donald Cook would like to subdivide on the road front of Ridge Road. Lot R2 is 9351 Ridge Road and the new owners of the house would like to add on property behind their house to the south and then a 110 foot wide strip to the east of the house. Lot 3 at 9367 Ridge Road, he would like to stretch the lot out to the back property line. Lot AR1 which is 9373 Ridge Road they would like to pick up some property on the south, west, and around the pole barn he is using. Lots 4 and 5 are just vacant and in the future will make this into two building lots.

J. Jackson asked about the access easement shown on the map.

Jerry stated that is a 30 foot access easement that Don would be able to get to the property in the back. He stated at some point his son would be taking that land. But for now that is so he can still access that back property.

J. Schepp stated that AR1 will be an issue because even if there is an easement, it will still be landlocked. He also stated that Don could still have access if they keep that land with AR1, Lot 4, or Lot 5.

R. Olson stated that the easement presents a problem just because of where it is, the way it cuts through the lot.

J. Jackson stated that they are thinking like that land where the easement is, will need to be put with one of the other lots.

Jerry stated that he will speak with Jim Glogowski and let him know that he will need to speak with Donald Cook and see what they can figure out to fix that property.

DISCUSSION:

J. Jackson stated that he won't be on the next meeting on March 2, 2021 because he is having surgery that day. So he asked that Dave cover for him. He also stated that starting on March 16, 2021 we will begin having meetings at 7:00 PM.

MINUTES:

H. Mundy made a motion to approve the minutes from February 2, 2021.

D. Virgilio seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 6:50 PM.

D. Fleischer seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, March 2, 2021 at 6:00 PM, both at the Town Hall and via Zoom videoconferencing.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 3/2/2021