

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, June 15, 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 Planning Board meeting to order at 6:00 PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

OPEN FORUM:

Duane Deroller to come in and discuss renting out space at 2176 Lake Road for a retail business.

Duane DeRoller is present at the meeting as well as the Building Owners, Tom Wright and Aaron Ritchie. D. DeRoller explained that he buys pallets of items and resells the items for a discounted price. He stated that it started as a small side business that he operated through Facebook but business has picked up and he is now up to 1,800 followers on Facebook. He further stated that he is in need of more space to keep up, as he currently uses his garage to keep the pallets of items. He explained that he found a suite to rent at 2176 Lake Road, and would like to open up a store to the community. He explained a little further that it would be a Mom and Pop retail shop, selling name brands items at a discount.

J. Jackson stated that he does have some concerns about the space available.

Tom Wright, the Building Owner is present at the meeting and stated that currently he has two other people that rent out space. There is a hair Salon and a Cosmetic Tattooing Shop. The Dog Groomer is there as well, but is moving out, and that is where Duane would be renting for the retail shop if it is approved.

J. Jackson asked how many parking spots are there currently.

T. Wright stated that there are about 20 spaces, plus additional parking.

J. Jackson asked how many suites are in the building.

T. Wright stated that there are 5 suites. He also stated that there are 2 ADA parking spots.

Aaron Ritchie, who also owns the building stated that in the past, the suite has been used for a vape shop and based off of the historical uses of having a retail shop, they would like to see if Duane's business could get approval as well.

J. Jackson stated that he would like to speak with the Town Supervisor and possibly have this item go in front of the Town Board to rezone this property for commercial use, so it could possibly alleviate having to go in front of the Planning Board for approval.

J. Jackson asked about the hours of operation. D. DeRoller stated that it would be open 5 days a week, Monday – Friday, 10:00 AM until 5:00 or 6:00 PM.

J. Jackson stated that he does have concerns about the parking and he would also like to speak the Town Supervisor about having the property rezoned.

T. Wright asked if it the property got rezoned would it need more parking.

J. Jackson stated that it might, but the Town Engineer would need to look into it.

T. Wright stated that the whole property is half an acre and there is currently gravel and a grassy area that they would be able to utilize for parking.

J. Jackson stated that he will speak with the Town Supervisor about the rezoning and if they are unable to do that then this would be put back on the agenda for a special use permit.

T. Wright asked if the Town Engineer would be able to come out and give recommendations.

J. Jackson stated that the Town Engineer sends out a letter with requirements and recommendations.

MINUTES:

H. Mundy made a motion to approve the minutes from June 1, 2021.

D. Fleischer seconded.

Unanimously carried.

ANNOUNCEMENTS:

J. Jackson stated that we will be cancelling the July 6, 2021 Planning Board Meeting since a few board members will be on vacation.

ADJOURNMENT:

J. Culhane made a motion to adjourn the meeting at 6:20 PM.

J. Jackson seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, July 20, 2021 at 6:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 7/20/2021