

**TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES**  
**Held at Clarkson Town Hall**  
**Tuesday, July 20, 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:**

Otto Lyon present at meeting in regards to the Soltec Solar Project on Redman Road, formerly the Borrego Project. He explained that trees had been removed when they were clearing the area that should not have been removed. He brought in a landscaping map to show what they are proposing to do to replace the trees, and wanted the Board to review.

The Board members reviewed the updated landscaping map.

J. Schepp asked if there was a maintenance plan done for the trees. O. Lyon stated that he could discuss that with the owner.

D. Fleischer asked what kind of trees would be planted or should it be discussed with board members.

O. Lyon stated that it would be heritage birch trees.

H. Mundy asked if the birch borer would destroy that type of birch tree.

O. Lyon stated that the landscaper suggested that type of tree to match what was there originally.

R. Olson looked up information on heritage birch trees and stated that particular type of birch tree is resistant to birch borers.

J. Jackson made a motion that the updated landscaping map, dated 7/15/2021 was reviewed by the Planning Board and approved the replacement of trees with the condition that the trees be maintained.

D. Fleischer seconded.

Unanimously carried.

**PUBLIC HEARING:**

**Applicant:** Duane DeRoller

**Property Owner:** Courtney and Aaron Ritchie

**Property Address:** 2176 Lake Road

**Tax ID:** 029.03-1-31

Applicant requesting a special permit to have a retail business at 2176 Lake Road.

J. Jackson read aloud the Legal Notice and asked Duane DeRoller to give a brief summary of his proposal.

D. DeRoller stated that he currently has a small retail business, where he buys pallets of merchandise and sells at discount prices. He would like to utilize the suite at 2176 Lake Road to use for his retail business.

J. Jackson asked how big the suite is that he will be using for the retail business and how many suites are in the building altogether.

D. DeRoller stated that it is 740 square feet and that there are 5 suites in the building.

H. Mundy asked Tom Wright, the Property Owner of the building if they were on public water and sewer.

T. Wright stated, yes.

J. Schepp asked if there would be any outdoor use.

D. Deroller stated, no.

J. Schepp asked if any trucks would be bringing in stock items or would there be outdoor storage.

D. Deroller stated no and explained that currently he uses his home garage and basement to store and stock his items. The pallets would be broken down at his home, and then transported to the store by his own personal vehicle.

J. Jackson asked if there was room to expand the parking.

T. Wright stated that they have an area on the lot where more parking could be made available.

J. Jackson asked R. Olson if retail use could be done at the 2176 Lake Road location.

R. Olson stated that somewhere down the line something had been missed. He explained that this location has always been commercial usage.

J. Jackson stated that he had spoken with the Town Supervisor about changing the zoning of the building. The Town Supervisor stated that they are currently taking care of a lot of items, but when things lessen up they would like to change the zoning on the building completely.

J. Jackson asked about signage.

D. Deroller stated that if the current owner of the suite leaves their sign, they will just repaint and reuse theirs.

J. Jackson asked if there was anyone from the Public that wished to comment.

No one answered.

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

D. Fleischer seconded.

Unanimously carried.

J. Jackson made a motion to determine SEQR as a Type II action with a negative declaration and no further environmental review was needed.

D. Fleischer seconded.

Unanimously carried.

R. Olson stated the Town Code 140-12 D for Off-street Parking which states:

The recurrent parking of any vehicle on the right-of-way of a street or highway or the impeding of traffic or creation of traffic hazards by the same shall be prima facie evidence of the inadequacy of off street parking on the premises or in connection therewith, and the Zoning Officer may require additional off-street parking spaces to be provided by the offending property owner.

D. Fleischer asked what the Town Code meant.

K. Moore stated that if you have more cars than you can handle, more parking will be necessary.

J. Jackson made a motion to approve the Special Use Permit for Duane Deroller to utilize the Suite at 2176 Lake Road for his retail business, with the condition that there will be no outside storage or pallets outside of the building.

D. Fleischer seconded.

Unanimously carried.

**NEW BUSINESS:**

**Applicant:** Vickie E. Despot

**Property Owner:** Vickie E. Despot

**Property Address:** 4214 and 4200 Redman Road

**Tax ID:** 68.01-001-006/007

**Zoning:** RS-20

Applicant requesting to change lot lines for residential structures.

J. Jackson read aloud the application for Vickie Despot and asked for a brief summary. Rich Maier present to represent for the applicant. R. Maier began explaining that the lot lines are being changed allowing the neighbor to have more property and it will even out the property lines.

D. Fleischer asked if there was a reason that they were changing the lot lines.

R. Maier stated that the neighbor had a shed that was on Vickie Despot's property, so they reconfigured the lot lines to ensure the shed was on the their neighbor's property line.

J. Jackson asked if the Town Engineer had any issues with the lot line changes.  
J. Schepp stated that he had no issues, it was a simple lot line change.

J. Jackson made a motion to waive the Public Hearing and approve the lot line change for Vickie Depsot.  
J. Culhane seconded.  
Unanimously carried.

**NEW BUSINESS:**

**Applicant:** Buttery Real Estate Holdings, William J. Buttery  
**Property Owner:** Buttery Real Estate Holdings, William J. Buttery  
**Property Address:** 89 St. Katherine's Way  
**Tax ID:** 54.14-001-032.121  
**Zoning:** RS-10

Applicant requesting to change lot lines for residential structures.

J. Jackson read aloud the application details and asked for a brief summary. Rich Maier present to represent the applicant. R. Maier explained that William Buttery owns a strip of land that runs behind houses on St. Katherine's Way. The owners of the houses will be buying the portions of land behind their house to make their property deeper, and creating new lot lines. R. Maier further explained that the owner of Lot 202 on the map provided, did not want to buy their portion, so the owner of Lot 203 will be buying the section behind Lot 202 as well.

J. Jackson asked if J. Schepp had any issues with the lot line changes.

J. Schepp stated that it is only eliminating one large lot and making the rest of the lots for the homeowners who are buying larger. He stated he has no issues with the lot line changes.

D. Fleischer made a motion to waive the Public Hearing and approve the lot line changes as per the map provided by Rich Maier.

John C. seconded.  
Unanimously carried.

**MINUTES:**

H. Mundy made a motion to approve the minutes from June 15, 2021  
D. Fleischer seconded.  
Unanimously carried.

**ANNOUNCEMENTS:**

J. Jackson stated that the meetings will be at 6:00 PM through the month of August. Beginning in September it will go back to 7:00 PM timeframe.

**ADJOURNMENT:**

J. Jackson made a motion to adjourn the meeting at 6:35 PM.  
J. Culhane seconded.  
Unanimously carried.

**NEXT MEETING:**

The next scheduled meeting of the Planning Board will be on Tuesday, August 3, 2021 at 6:00 PM, at the Town Hall.

*Respectfully submitted,*

*Anna Beardslee Building Department Clerk*

*Minutes approved on 8/3/2021*