

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, January 4, 2022 at 7:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio *
Harold Mundy
Daryl Fleischer
Pat Didas

Support Board Members

Keith O'Toole, 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 7:00 PM and led everyone in the Pledge of Allegiance and read through the agenda for the night. J. Jackson introduced new board member, Pat Didas and the new Town Attorney for the Planning and Zoning Boards, Keith O'Toole.

NEW BUSINESS:

Applicant: Henry and Carrie Conradt
Property Owner: Henry Conradt
Property Address: 3599 Lake Road
Tax ID: 54.13-001-002
Zoning: Highway Commercial
Acres: 2.299 Acres

Applicant requesting to construct an 80'x20' storage building.

J. Jackson asked if Henry was present. No one responded.

J. Jackson read through the application for Hank Conradt, explaining that this was a proposal for an 80x20 storage building. J. Jackson stated that H. Conradt has been in front of the Planning Board before for the other storage buildings. He further stated that by looking at the map provided it seems that adding an additional storage building would be a tight fit.

J. Jackson read aloud a letter that had been received from the Fire Chief. It stated that the Fire Chief had concerns about being able to get fire trucks around the buildings.

Pat Didas brought up a concern, stating that there are rumors circulating that there is possibly someone living in one of the storage units and that will need to be addressed.

K. Moore explained that the letter from the Fire Chief was from a few months ago, and there is currently a new Fire Chief. He suggested he could reach out to the new fire chief and ask for a new letter with his opinion. He also stated that H. Conradt had to first go in front of the Zoning Board to get a variance for the proposed storage building. He then stated that when the application was being reviewed, it was found that the building across from the proposed building had received a variance back in 2012. The building was not built according to what was granted. So H. Conradt then had to apply to fix the variance for the building to show the actual measurements. K. Moore further stated, that had the building been built to what the original variance had been granted for, this proposal for an additional storage building would not be able to happen.

D. Fleischer stated he was in agreement with the Fire Chief's concerns about getting fire trucks in and around the buildings.

K. Moore further stated that a fire truck had been brought out to the site and it had about 8 inches between the truck and the buildings.

P. Didas asked K. O'Toole about having a letter drawn up with Legal concerns.

K. O'Toole stated that a letter can be written, but further stated that it depends on what the board is trying to achieve.

He further stated a site plan would need to be completed and asked how the board members felt about the storage building proposal.

J. Jackson stated that he felt there were a lot of red flags and that he felt a letter should be sent out addressing the concerns.

D. Fleischer stated that if there is a person living in a storage unit that should be addressed first.

H. Mundy stated that someone would need to go out to the site to ensure that there really is a violation of someone living there.

K. Moore stated that he believes that having the 80x20 storage building would exceed the town code requirement of not being able to utilize more than 25% of the property. He also stated that he would ask the new Fire Chief to write an updated letter for the next meeting.

Keith stated that if the Planning Board members feel that there is enough that can be fixed, then it would make sense to have a letter written up. He further stated that if the board members feel that there are things that won't be able to be fixed, then they could possibly be having the applicant spend money that is unnecessary.

J. Jackson asked the board members if they should wait to ask for a site plan until they hear back from the new Fire Chief.

K. Moore stated that if a new site plan is done, it could have turn radius information.

K. Moore stated that J. Schepp asked if it was a dedicated road or a private road. He further stated that he spoke with R. Viscardi from the Highway Department and he stated that the road was dedicated.

K. Moore stated that we should bump this application to the next meeting to get a new statement from the Fire Chief.

J. Jackson made a motion to table this item to the next meeting in January to hear back from the new Fire Chief.

DISCUSSION:

K. Moore stated that there is a new solar project that will be presenting to the Town Board on Tuesday, January 11th. He stated that the Town Board may refer to the Planning Board. He further explained that this proposed solar array would be down the street from the Borrego Solar Array Project that is located on Redman Road.

K. Moore also stated that there is also another proposed Solar Array Project that will be coming soon as well. He stated that this one would be on the old Town dump.

K. Moore also stated that the Brookfield Project is going to start soon.

MINUTES:

H. Mundy made a motion to approve the minutes from December 21, 2021

D. Fleischer seconded.

P. Didas abstained.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 7:23 PM.

D. Fleischer seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, January 18, 2022 at 7:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 1/18/2022