

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, February 1, 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.

OPEN FORUM:

J. Jackson began open forum stating David Hasfurter and his wife Laura are present tonight in regards to some questions about building on a property in Clarkson.

D. Hasfurter stated that him and his wife currently live on Burch Farm Drive and are looking to buy property next to the last house on Leanna Crescent, to build their own house. He stated that he spoke with the property owner and the owner would allow him to purchase the land. David stated that in order to move forward with the process he wanted to make sure that building on that property would be an option and also wanted to know if he would need to carry the utilities to the end of the property.

J. Schepp stated that the water authority would make them extend the waterlines and also stated that the right of way would also need to be extended.

J. Schepp further stated that you cannot build on a property without road frontage so the site plan would need to include extending right of way and sidewalk.

Keith O'Toole asked J. Schepp if he could give an estimate of the costs per foot.

J. Schepp stated that gutters would be about \$40 a foot.

Sidewalks \$50 a foot and the road \$100 a foot.

D. Hasfurter stated that he felt that his questions were answered and thanked the Board Members for their time.

NEW BUSINESS:

Applicant: Matt Tuttle

Property Owner: Dnistran Lot 2

Tax ID: 039.04-1-13.133

Zoning: RS-20

Applicant is proposing a one lot site plan for a single family home and associated improvements.

Matt Tuttle present representing his clients for lot 2 of the Dnistran Subdivision. He handed out updated maps to each of the board members that addressed J. Schepp's Engineering comments.

H. Mundy asked about the flood plain.

M. Tuttle stated it is a 100 year flood plain.

J. Jackson asked J. Schepp if he had any questions.

J. Schepp stated that all of his Engineering comments had been addressed.

J. Jackson made a motion to place this item on for a Public Hearing at the next meeting on February 15, 2022.

D. Virgilio seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: Gregory and Sue Hoffman and Brandon and Donna Broughton

Property Owner: Gregory and Sue Hoffman and Brandon and Donna Broughton

Property Address: 3441 Redman Road

Tax ID: 39.03-002-006, 39.03-002-007, and 39.03-002-008

Zoning: RS-20

Applicants are requesting a resubdivision. Both applicants bought vacant land between their properties, dividing said lot into two equal parts and adding it to their current properties.

Rich Maier present to represent his clients. He stated that Gregory and Sue Hoffman and Brandon and Donna Broughton have both purchased vacant property that is in between their own properties. They are looking to divide the vacant property equally and add it to their own properties.

J. Jackson asked if there were any issues or concerns.

No one stated anything.

D. Virgilio made a motion to waive the Public Hearing and approve the resubdivision to divide the vacant property and split the land equally to add to the applicant's own properties.

J. Jackson seconded.

Unanimously carried.

OLD 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.

Hank Conradt present and stated that he was in front of the planning board seeking approval to build an additional storage building on his property. He stated that he was approved for a variance by the Zoning Board a few months back.

P. Didas asked if anything had been received from the Fire Department in regards to fire equipment being able to get around the storage buildings.

K. Moore stated that the new Fire Chief re-evaluated the site and stood by the prior Fire Chief's comments. K. Moore further stated that the concerns are in regards to getting the fire trucks in and around buildings safely and quickly in case of an emergency. He stated that the fire trucks had about 8 inches from the building to get around.

K. Moore further stated that the board should also consider that in 2012 a variance for building 7 had been approved. After the building had been constructed, and the new site plan was done for this application, it was found that building 7 had not been built according to the variance that was granted. K. Moore further stated if the building had been built correctly, there would be no room for anymore buildings on the property.

J. Jackson brought up a concern that there was a possibility someone may be living in a storage unit.

H. Conradt stated that he has checked into this and has monitored the area and there is no one living in the storage units.

P. Didas stated that the Brockport Fire Department has concerns about the amount of space available to provide fire protection, so this is still an issue to be addressed.

K. O'Toole asked Board Members how they wanted to address this item. He explained that setbacks and zoning requirements, fire access, drainage, and landscaping are all important factors when approving items. He further stated that in this case, fire access is the issue. He explained that by requesting more information from the applicant he may be wasting money if the fire access is still going to be a concern.

K. Moore explained that if H. Conradt proceeds with this application and it is denied by the board members, then he would have to wait a year to be able to reapply. He said if he decides to withdraw, he is able to come back to the Planning Board with other ideas.

H. Conradt stated he would like to withdraw his application to build an additional storage building.

MINUTES:

D. Virgilio made a motion to approve the minutes from January 18, 2022
P. Didas seconded.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 7:40 PM.
D. Fleischer seconded.
Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, February 15, 2022 at 7:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 2/15/2022