

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, March 15, 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:

Joe Avery present to discuss a large area of vacant property that is near Amy Lane, Debbie Lane, Benita Drive, and Gilmore Road. He stated that he and a friend are interested in buying the property to build homes on. He handed out some google map views of the property area for the Board members to review. He stated that he would like to do a subdivision and divide the property into larger parcels to build houses on. He explained that in the maps he provided, there are two options of how he would like to divide up the land. He stated that he came in tonight to see if his ideas would be possible.

J. Jackson stated that there is are dead ends for Amy Lane, Debbie Lane, and Benita Drive. He explained that typically if someone wants to build a house on a dead end they would be required to extend the road and water connections.

J. Schepp advised that the original site plan for the property should be looked at to see what was originally approved. He further stated that if the Planning Board decides that a regular subdivision with multiple houses will never happen, they could consider this proposal, but adding in proper turnarounds.

H. Mundy asked what the acreage was for the parcels of land.

J. Avery stated 6-7 acres for the houses.

K. O'Toole agreed with J. Schepp and stated that the existing plans should be reviewed.

J. Jackson stated to work with K. Moore to find and review the existing plans for the property.

NEW BUSINESS:

Applicant: Joseph Selvaggio
Property Owner: Joseph Selvaggio
Property Address: 99 Clarkridge Drive
Tax ID: 055.040-01-017.114
Zoning: Industrial
Acres: 5.262

Applicant is proposing to build a 100x100 Steel frame building to be used for storage and general upkeep of the developer's vehicles. There will be 7 parking spaces for outdoor temporary parking spaces for trucks with trailers. There will usually be two or less vehicles onsite at any given time.

Dave Matt from Schultz Associates is present at the meeting tonight to represent for Joseph Selvaggio. D. Matt explained that the applicant drives and owns 7 fleets of tractor trailer trucks. He further stated that he is looking to build a 100x100 steel framed building to store and wash the trucks. He stated that the building would have concrete flooring, a trench drain, a oil and water separator, and he would not be storing gas, oils, or any flammable items. He explained that there will be no clients at the building and he will not be doing any maintenance on the trucks in the building.

J. Jackson asked if there would be any bathrooms.

D. Matt stated that there is one bathroom.

D. Matt stated that they are proposing radiant heating in the flooring and propane or electric to heat the building.

J. Schepp asked about lighting.

D. Matt stated, it would be standard lighting.

J. Jackson asked about stone on the ground for parking lot area.

J. Schepp stated that they would like to see pavement for commercial areas. He stated that the plans show an 80 foot curb cut and said that it seemed pretty wide.

H. Mundy stated that this location is zoned Industrial and wanted to know if the Board Members felt that this proposal fits into the Zoning.

J. Jackson stated that he felt that it fit.

P. Didas brought up concerns of egress onto Ridge Road for tractor trailers.

J. Schepp stated that the NYSDOT approves the curb cut for Ridge Road for those purposes.

P. Didas asked K. O'Toole if there is an issue with the Zoning.

K. O'Toole stated that in the Town Code for Industrial Zoning, there is a condition stating if something is a similar use it could be granted if the Planning Board chooses to do so.

J. Schepp stated that a full SWPPP needs to be done.

K. O'Toole stated that he will need the recorded easements for the property.

J. Jackson asked about fencing.

D. Matt stated that there will be no fencing.

J. Jackson asked if there would be signage.

D. Matt stated he was unsure.

J. Jackson asked about landscaping.

D. Matt stated that he was unsure about that as well.

J. Jackson asked if anyone else had any questions.

No one responded.

J. Jackson made a motion for a Public Hearing on April 5th.

D. Virgilio seconded.

Unanimously carried.

A Discussion was held between board members in regards to the zoning of the 99 Clarkridge Drive application. J. Jackson felt that it is a similar use to other businesses that are on Clarkridge Drive. P. Didas stated that he felt the Industrial Zoning was a catch all zoning. K. O'Toole stated that the application may need an approval for a special use permit as well as the site plan. He further stated that the Planning Board would also need to vote if it's a similar use and that the Planning Board members should speak to K. Moore on his thoughts about the project as well.

MINUTES:

P. Didas made a motion to approve the minutes from March 1, 2022

D. Fleischer seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 7:45 PM.

D. Virgilio seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, April 5, 2022 at 7:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 4/5/2022