

**TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES**  
**Held at Clarkson Town Hall**  
**Tuesday, April 5, 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.

**PUBLIC HEARING:**

**Applicant:** Matt Tuttle

**Property Owner:** John Grosodonia

**Tax ID:** 040.01-1-30

**Zoning:** RS- 20

**Acres:** 29.08

Owner is requesting a one lot site plan for a single family home and associated improvements.

J. Jackson read aloud the legal notice for John Grosodonia.

Matt Tuttle present to represent for John Grosodonia. He stated that the Planning Board was waiting to receive the Monroe County DRC response and it has been received and that the County had boiler plate comments.

J. Jackson asked if anyone was present for the Public Hearing that would like to speak.

Leanna Hale is present and said that her address is 2724 Lake Road. She stated that about 250 feet from her house is a huge sewer line and she hadn't seen it on the map, and she wanted to make sure that they were aware of it.

M. Tuttle showed Leanna where the sewer line was on the map.

Jack Hall stated that he lives at 650 Lawton Road and said that his property backs up to the 760 Lawton Road property. He had some questions about why the house number is 760 Lawton Road because it didn't make sense for the location of where the house is being built.

K. Moore stated that the address is assigned by the Assessor, Post Office, and the 911 Center.

J. Hall then asked if the owner was planning on building a track of houses on the property.

M. Tuttle stated that the owner is making this forever home for his kids and there are no plans to subdivide or develop.

J. Hall stated that there is a lot of equipment on that property and he offered that he would take a tractor back there to help clear it out.

M. Tuttle stated that he would ask the property owners.

J. Hall then stated that years ago there was a hand dug well. He said he had went out today to look for it but could not find it and was unsure if it had been filled in. He just wanted the property owners to be aware for their safety.

M. Tuttle stated that the surveyors hadn't seen anything but he would let the property owners know.

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

P. Didas seconded.

Unanimously carried.

J. Jackson asked if the Board members had any questions.

D. Virgilio mentioned that there are other areas in Clarkson where the address numbers do not make sense. He asked if the Building Department has any say in it.

K. Moore stated that it is done through the Assessor's Office.

J. Jackson asked if K. O'Toole had any questions or concerns.  
K. O'Toole stated, no.

J. Jackson made a motion for SEQR that this item was an unlisted action with a negative declaration.  
P. Didas seconded.  
Unanimously carried.

P. Didas made a motion to approve the site plan for John Grosodonia.  
D. Fleischer seconded.  
Unanimously carried.

**PUBLIC HEARING:**

**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.

J. Jackson read aloud the Legal Notice for Joseph Selvaggio.  
M. Tuttle present to represent for Joseph Selvaggio. M. Tuttle stated that he received J. Schepp's comments and made adjustments. He also stated that he received the Monroe County DRC response back for this item as well and there were no major issues. He handed out updated maps showing the outlook structure and that the curb cut had been reduced from 80 feet to 60 feet as per J. Schepp's comments.

J. Jackson asked if J. Schepp had any concerns.  
J. Schepp stated that all engineering concerns had been addressed.

K. Moore handed out information to all Board Members and Support Staff that included the definition of a truck terminal, as there had been some questions about the zoning in the area. He stated that a truck terminal would be like an Amazon, DHL, UPS, etc. He then stated town codes 140-35C(11) and 140-35D which states:

§ 140-35 **Industrial District.**

**C.** Permitted uses. The following principal uses are permitted in the Industrial District:  
**(11)** Construction equipment storage and repair.

§ 140-35 **Industrial District.**

**D.** Conditional industrial uses. Conditional industrial uses shall be any industrial uses which are of the same character as those listed as permitted uses and which will not be detrimental to the district or adjacent residential districts upon the granting of a special permit by the Planning Board.

Kevin suggested that if the Board will be approving this item, the application will need to specify that it is for a Special Use Permit under Town Code 140-35D.

J. Jackson asked if there are any sleeping areas.  
J. Selvaggio stated, no.

H. Mundy asked about fuel storage.  
J. Selvaggio stated, no.

J. Selvaggio explained that he owns the property and to use it to store his trucks and vehicles.

K. O'Toole asked what the maximum amount of vehicles and types of vehicles would be stored there.  
J. Selvaggio stated 3 truck haulers and 3 personal automobiles.

K. Moore asked if he was to store them inside or outside.  
J. Selvaggio stated that everything would be inside.

K. O'Toole asked if J. Selvaggio would agree to have a maximum amount of vehicles that could be stored as a condition of approval.

J. Selvaggio stated, that would be fine.

J. Jackson asked about having a garbage service.

J. Selvaggio stated that he hadn't really thought about it, but he doesn't feel he would really have any garbage. He stated that if he did, he would take the garbage home and throw out there.

J. Jackson asked if there would be security cameras.

J. Selvaggio stated that he would be using security cameras.

H. Mundy asked if it would be a metal roof and structure.

J. Selvaggio stated, yes.

J. Jackson asked if H. Mundy felt comfortable with the use for this zoning area.

H. Mundy stated, yes.

P. Didas asked if there was a need to limit the amount of vehicles the owner can store, as long as there is a condition that everything is to be stored inside the building.

K. O'Toole stated that the condition does not need to limit, but it should ensure that the storage is only for inside the building.

K. O'Toole further stated that this needs to be intended as a permissible use in the district under Town Code 140-35D to allow the inside storage of personal vehicles and car haulers.

J. Jackson asked if anyone was present for the Public Hearing.

No one responded.

J. Jackson stated that correspondence was received by Arkadiy Kravchenya and he read aloud his question which was asking if power would be extended to other properties nearby.

J. Selvaggio stated that he was having utilities put in at his business.

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

P. Didas seconded.

Unanimously carried.

P. Didas made a motion for SEQR that this is an unlisted action with a negative declaration.

H. Mundy seconded.

Unanimously carried.

J. Jackson made a motion that the Board Members determined to approve this application through Town Code 140-35D for the intended use of inside storage of personal vehicles and car haulers, which is similar to the use of other properties on Clarkridge Drive.

D. Fleisher seconded.

Unanimously carried.

J. Jackson made a motion to approve the special use permit to allow the storage of owner, Joseph Selvaggio's personal vehicles and car haulers, with the following conditions:

- recorded easements for the property are submitted to the town attorney
- there will be no outside storage

D. Fleischer seconded.

Unanimously carried.

**NEW BUSINESS:**

**Applicant:** Duane E. Clarke

**Property Owner:** Duane E. Clarke and Kyle Jordan Burdick

**Property Address:** 2977 & 2999 Redman Road

**Tax ID:** 39.01-001-008 & 39.01-001-007.1

**Zoning:** RS- 20

Property address 2999 Redman Road will be adding a 15' strip of land to the north side of the property.

Rich Maier present to represent Duake Clarke and Kyle Burdick. Rich stated that this is a simple lot line change. Duane is requesting to add 15 feet on to his property.

J. Jackson asked if K. Moore had any concerns.

K. Moore stated that by adding 15 feet on to Duane's property actually puts his property into compliance, so he is good with it.

J. Jackson asked if anyone had any questions or concerns.  
No one responded.

J. Jackson made a motion to determine SEQR is a Type 2 action with a negative declaration.  
D. Fleischer seconded.  
Unanimously carried.

H. Mundy made a motion to waive the Public Hearing and to approve the lot line change.  
D. Fleischer seconded.  
Unanimously carried.

**NEW BUSINESS:**

**Applicant:** John B. Martin & Sons, LLC.  
**Property Owner:** John B. Martin & Sons, LLC  
**Property Address:** 4200 & 4214 Redman Road  
**Tax ID:** 68.01-001-006 & 68.01-001-007  
**Zoning:** RS- 20

Creating a 2 lot subdivision from a 60 acre farm. First lot to be 2.4 acres with house and barn. Second lot to add additional property making it 1.0 acres.

R. Maier stated that he was here to represent John Martin as well. He stated that John Martin would be creating a 2 lot subdivision from the 60 acre farm. The first lot will have the house and barn and will have 2.4 acres of land. The second lot will add 1.0 acres to the remaining property.

J. Schepp stated that since this is creating new lots a Public Hearing will need to be had.

J. Jackson made a motion to place this item on for a Public Hearing on May 3<sup>rd</sup>.  
D. Fleischer seconded.  
Unanimously carried.

**MINUTES:**

P. Didas made a motion to approve the minutes from March 15, 2022  
D. Virgilio seconded.  
Unanimously carried.

**ADJOURNMENT:**

J. Jackson made a motion to adjourn the meeting at 8:00 PM.  
P. Didas seconded.  
Unanimously carried.

**NEXT MEETING:**

The next scheduled meeting of the Planning Board will be on Tuesday, April 19, 2022 at 7:00 PM, at the Town Hall.

*Respectfully submitted,*

*Anna Beardslee Building Department Clerk*

*Minutes approved on 5/3/2022*