

**TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES**  
**Held at Clarkson Town Hall**  
**Tuesday, May 3, 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:** 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.

J. Jackson read aloud the Legal Notice and then asked Rich Maier to give a brief summary of the Subdivision request. R. Maier stated that Martin Farms bought the property for active farm land, but do not need the house or the barn, so they are proposing to subdivide the property. R. Maier stated that the DRC comments came back and were boiler plate, however they did mention that the property is in a flood plain. He further stated that according to FEMA it is not in a flood plain. He then explained that there are no structures in the area that they are stating is in a flood plain and should not be an issue.

J. Jackson asked if there was anyone present for the Public Hearing that would like to speak.  
No one present.

D. Virgilio made a motion to close the Public Hearing.  
P. Didas seconded.  
Unanimously carried.

J. Schepp stated that the DRC Comments about the flood plain are not a big concern, as this is a lot line change and they are not developing the land.

J. Jackson made a motion for SEQR is an unlisted action with a negative declaration.  
D. Fleischer seconded.  
Unanimously carried.

D. Fleischer made a motion to approve the subdivision as per the application and map submitted.  
P. Didas seconded.  
Unanimously carried.

**NEW BUSINESS:**

**Applicant:** Joseph Lathigee  
**Property Owner:** Westside Tattoo Co.  
**Property Address:** 2176 Lake Road  
**Tax ID:** 29.30-1-31

Applicant is proposing to open and operate a tattoo studio at the 2176 Lake Road location.

J. Jackson read aloud the application information for Joseph Lathigee and asked for him to give a brief summary of his proposal.

J. Lathigee stated that he has a tattoo business but would like to move and operate his tattoo studio out of 2176 Lake Road. He explained that he lives across the street from where he would be renting out. He stated that it would be nice to be working in his own community and close to his home.

J. Jackson asked the owner, Thomas Wright of 2176 Lake Road, who was also present for the meeting, if he had spoken with the Town Board to change the zoning of the building, so that he would not need to keep coming in front of the Planning Board for Special Use Permits for each business that goes in.

T. Wright stated that he was under the impression that he would hear from the Town Board to move forward with rezoning and he never heard anything.

J. Jackson asked if a Public Hearing was needed.

K. O'Toole stated that it should have a Public Hearing.

D. Virgilio made a motion to place on for a Public Hearing on May 17<sup>th</sup>.

J. Jackson seconded.

Unanimously carried.

**NEW BUSINESS:**

**Applicant:** Oak Orchard Health

**Property Owner:** Oak Orchard Health

**Property Address:** 270/280/300 West Avenue

**Tax ID:** 068.020-0001-021.1, 068.020-0001-044.2, 068.020-0001-044.4

Applicant is requesting to combine their three lots that includes 270, 280, and 300 West Avenue into one lot.

J. Jackson read aloud the application request.

B. Steehler from Labella Associates is present to represent Oak Orchard. He stated that Oak Orchard is looking to combine three of their lots that they own, into one large lot. He further stated that they are not looking to expand currently, that it would be more of a convenience.

J. Jackson asked if a DRC had been sent.

A. Beardslee stated, yes, it was sent over last week.

B. Steehler stated that all three lots are the same zoning, so there are no issues with that.

J. Jackson asked if they would expand the parking lot.

B. Steehler stated that there are no plans right now.

J. Jackson made a motion to place on for a Public Hearing on June 7<sup>th</sup> to give time to receive the DRC back.

D. Virgilio seconded.

Unanimously carried.

**MINUTES:**

D. Fleischer made a motion to approve the minutes from April 5, 2022

P. Didas seconded.

Unanimously carried.

**ADJOURNMENT:**

J. Jackson made a motion to adjourn the meeting at 7:27 PM.

D. Fleischer seconded.

Unanimously carried.

**NEXT MEETING:**

The next scheduled meeting of the Planning Board will be on Tuesday, May 17, 2022 at 7:00 PM, at the Town Hall.

*Respectfully submitted,*

*Anna Beardslee Building Department Clerk*

*Minutes approved on 5/17/2022*

