

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, August 16, 2022 at 6:00 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 6:00 PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

PUBLIC HEARING:

Applicant: 1171 Lawrence Road Site Plan

Property Owner: Terrance Kaufman

Property Address: 1171 Lawrence Road

Tax ID: 029.04-1-38

Acres: 1.63

Applicant is requesting a one lot site plan to build a single family home and associated improvements.

J. Jackson read aloud the Legal Notice for Terrance Kaufman and then asked for a brief summary from the representative.

Matt Tuttle is present to represent for Terrance Kaufman's Application. He explained that all approvals had been received from NYS DOT, County, and the Health Department. M. Tuttle stated that he spoke with K. Moore and J. Schepp in regards to a fire hydrant that will need to be installed. He stated that after review the closest fire hydrant was 903 feet away from the property.

J. Jackson asked if there was Public present that would like to speak.

Lance Main and Gina Kieffer were both present for the Public Hearing and stated that they live at 1169 Lawrence Road. L. Main stated that they wanted to see the grading levels, the perc test, and wanted to know if a pond was being put in. L. Main further stated that he was concerned that if the house is built it will flood their property. M. Tuttle showed the site plan to L. Main and G. Kieffer.

L. Main stated that he is still concerned that there will be flooding on his property and he will contact a Lawyer. J. Schepp stated that he is the Town Engineer and he reviewed the plans and doesn't see that grading would be an issue. He further stated that grading and drainage are the first things that an Engineer looks at, to ensure that there will not be an adverse impact on neighboring properties.

L. Main stated that he is going to get flooded.

J. Jackson asked K. O'Toole if he had any advice to give.

K. O'Toole stated that if the grading is not according to plan, they could make a complaint with the Code Enforcement Officer, and the Town Engineer would come out to check it, and it would need to be fixed according to the plans.

K. O'Toole stated that if L. Main would like he would give his copy of the site plan to him and he could hire an Engineer to see if the grading would work out according to the plans.

L. Main accepted the site plan and said he would do that.

J. Jackson made a motion to close the Public Hearing

P. Didas seconded.

Unanimously carried.

K. Moore stated that he could require spot elevations to be done.

J. Schepp stated that he would review elevations for the site plan.

J. Schepp stated that there is a public water line on Lawrence Road. He explained that NYS fire code states if there is public water, fire hydrants should be installed every 600 feet. He suggested that a fire hydrant be installed to meet fire code.

J. Jackson asked who would pay for it.

Discussion was had between board members about the installation of a fire hydrant.

K. O'Toole stated that they could talk about a cash security for the installation of a fire hydrant.

J. Schepp asked M. Tuttle to call Monroe County Water Authority to see if there is a valve hookup in the area.

J. Jackson made a motion for SEQR that this item is an unlisted action with a negative declaration.

P. Didas seconded.

Unanimously carried.

P. Didas made a motion to approve the site plan with the following conditions:

- A fire hydrant be installed with terms to be reviewed by attorney.
- Spot elevations to be done to ensure proper grading levels.

H. Mundy seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: Don Moyer

Property Owner: Don Moyer

Property Address: West side of Drake Road +/- 2300' North of W. Ridge Road

Tax ID: 053.02-1-19

Acres: 56.29

Applicant plans to subdivide a +/- 4 acre lot from the existing 54.57 acre parcel in order to construct a +/- 4,300 sf residence with an attached garage and a +/- 2,400 sf accessory pole barn. The residence will be serviced by private well and sanitary leach field. Electric service to be coordinated with owner and provided existing overhead along Drake Road. Gas to be provided by owner.

J. Jackson asked for Don Moyer to give a brief summary of his proposal.

D. Moyer stated that he is proposing to put up a single family home and a pole barn on the west side of Drake Road. Don stated that they would like to put up the pole barn first to be able to store some of his equipment in while they would be building the home. He further stated that he is going in front of the Zoning Board for a variance of the pole barn.

H. Mundy stated that the house is close to the creek.

J. Schepp stated that it is a 100 year flood plain.

H. Mundy asked if they were putting in a basement.

D. Moyer stated that he would not be putting in a basement.

P. Didas asked about the size of the house.

D. Moyer stated that the letter that was submitted with the Application has a typo and the proposed single family home is 2,300 sq feet.

J. Jackson asked if a referral had been put in for Monroe County DRC.

K. Moore stated that it had just went out.

J. Jackson made a motion to place this item on for a Public Hearing on Tuesday, September 20th at 7:00 PM.

P. Didas seconded.

Unanimously carried.

K. O'Toole suggested that D. Moyer ask for his Engineer to come in for the meetings.

NEW BUSINESS:

Applicant: Joseph Avery

Property Owner: Anthony Masiello

Property Address: East of Clarkson Meadows Subdivision North of Gilmore Road

Tax ID: 054.02-1-1.12

Acres: 76.481

Zoning: RS-20

Applicant proposed to subdivide the 76.481 acre parcel into 3 sections 8A (5.835) to be an 8 lot subdivision, 8B (7.656) 3 lot subdivision, and a third parcel to be 62.00 acres of remaining lands. The existing parcel has preliminary approval however, the proposed development puts forth a less intense lot coverage.

Thomas Arrington from Costich Engineering and his client Joseph Avery are present for the meeting. T. Arrington stated that they have updated the site plan and revised the EAF. He explained that the lot lines remained the same as they were before. He further stated that grading and elevations had been revised and a pond was added.

K. O'Toole asked about the other original phases of the 1997 Plans.

J. Schepp stated that it does deviate from the original plans.

K. O'Toole asked if the owner of the property next to J. Avery's property is going to continue the original plans.

J. Schepp stated no.

J. Avery stated that he spoke with the neighboring property owner and he wants to utilize the land for his own homestead.

K. O'Toole stated he would need something from his Attorney to vacate the original plans.

J. Avery stated that he would let the owner know.

H. Mundy made a motion for the Planning Board to act as Lead Agency. A letter, a revised EAF, and the application package needs to be sent out to all involved agencies, and they will need a solid 30 days to respond.

P. Didas seconded.

Unanimously carried.

K. Moore stated that he has not seen the plans.

T. Arrington stated that he would submit new plans for the Board Members and Kevin.

J. Jackson made a motion to place the item on for a Public Hearing on October 4th at 7:00 PM.

P. Didas seconded.

Unanimously carried.

MINUTES:

P. Didas made a motion to approve the minutes from August 2, 2022

H. Mundy seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 7:07 PM.

P. Didas seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, September 6, 2022 at 7:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 9/6/2022