

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

Held at Clarkson Town Hall
Tuesday, February 21, 2023, at 7:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio*
Harold Mundy
Daryl Fleischer
Patrick Didas

Support Board Members

Keith O'Toole, Town Attorney
J.P. Schepp, Town Engineer *
Kevin Moore, Bldg. Inspector
Andrea Rookey, 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.

NEW BUSINESS:

Applicant: Steward & Marica Leverenz

Property Owner: Steward Leverenz

Property Address: 2214 Lake rd.

Tax ID: 029.03-1-32.1

Zoning: RS-20

Acres: 11.00

This applicant is requesting for a two-lot subdivision and site plan approval for single-family home.

J. Jackson asked Matt Tuttle the Shultz representative to explain the application being proposed.

M. Tuttle explained that the applicant, S. Leverenz would like to subdivide his land into two lots and sell the house that is currently on the lot and build a single-family house on the new subdivided lot.

J. Jackson asked if the applicant was selling the house on lot 1 and building a house on lot 2 to confirm.

M. Tuttle confirmed that that is exactly what the applicant is requesting.

M. Tuttle stated there is an existing pure water interceptive sewer line that runs through the property to the existing house that has already been tapped into.

J. Jackson asked if they could go over JP. Schepp's notes that he sent to M. Tuttle.

M. Tuttle read the notes aloud in order.

JP. Schepp's Note 1) 'There are two details for the sanitary sewer lateral connection. The developer's engineer should confirm the MCPW requirements for connection to the 30-inch trunk sewer.'

M. Tuttle commented that details were pure water standard details of what needed to be deleted from the plans to comply.

JP. Schepp's Note 2) "Additional easements were proposed for the replacement of the trunk sewer crossing at West Creek. The developer's engineer should verify the easements are shown correctly."

JP. Schepp's Note 3) "The 30-inch reinforced concrete trunk sewer should be labeled."

M. Tuttle said they would address notes 2 and 3 from JP. Schepp

JP. Schepp's Note 4) "The sanitary sewer lateral for the existing house in not completely on the proposed easement."

M. Tuttle commented that he cut the proposed easement for the lateral at the property line. M. Tuttle stated he does not feel that there needs to be an easement over the property line just so it covers the portion of the lateral that comes across the new lot and connects to the trunk sewer.

J. Jackson stated that the Board is going to go by the Town Engineer's statement.

M. Tuttle said that he will talk to JP. Schepp about the easement.

JP. Schepp's Note 5) "The tributary should also be labeled as West Creek."

JP. Schepp's Note 6) "The MCDOT driveway entrance detail should be replaced with the NYSDOT detail."

M. Tuttle said they would address notes 5 and 6 from JP. Schepp.

JP. Schepp's Note 7) "I believe there is a 16-inch water main on the west side of Lake Road and a 14-inch on the east side.

The developer's engineer should verify the location of utilities."

M. Tuttle commented that if is the case they will take care of it accordingly.

JP. Schepp's Note 8) "The location of the nearest fire hydrant should be shown on the plans. "

M. Tuttle commented that this is like project he handled on Lawrence rd. where the fire hydrant is an excess of about 1000 ft apart. He said he spoke with S. Leverenz about putting in a fire hydrant.

J. Jackson said that there will need to be a fire hydrant added for the area.

J. Jackson asked if any members of the planning board had any other questions or concerns about the application.

D. Fleischer asked where the nearest fire hydrant is currently.

M. Tuttle stated that it is on the West side of Lake Rd. and the corner of Townline Rd.

K. O'Toole stated that the proposed private sewer easement, the point of connection from the lateral goes outside of the easement, so it should be adjusted.

M. Tuttle said that he cut the easement at the pure water.

K. O'Toole he would like to see the easement area called out. He also requested that the client's attorney contact K. O'Toole because he needs a declaration of easement from the client's attorney. As far as the sanitary main, he asked if he had just the mapped easement and if there was any easement document that went with it.

M. Tuttle asked if it was for the existing sanitary main.

K. O'Toole said yes.

M. Tuttle said that it is a map, and the callouts are not on there.

K. O'Toole said he will talk to JP. Schepp about it.

J. Jackson motioned that the subdivision and site plan would be and unlisted action with a negative declaration.

D. Fleisher seconded the motion.

All in favor say aye.

Four ayes.

D. Fleisher motioned to approve the plans with the conditions that the application is subject to approval of the Town attorney and the Town engineer.

J. Jackson seconded the motion.

All in favor say aye.

Four ayes.

J. Jackson motioned to have a Public Hearing for the application on March 7th, 2023, at 7:00pm.

D. Fleischer seconded the motion.

All in favor say aye.

Four ayes.

J. Jackson motioned to rescind the previous motions for the approval of the application and the SEQR motion.

P. Didas seconded the motion to rescind.

All in favor say aye.

Four ayes.

DISCUSSION:

The Board members discussed the new proposed zoning.

REVIEW OF MINUTES:

J. Jackson motioned to approve the minutes from January 17, 2023.

D. Fleischer seconded the motion.

Four ayes

NEXT MEETING DATE:

March 7, 2023, at 7:00 PM

ADJOURNMENT:

J. Jackson motion to adjourn at 7:15 PM.

D. Fleischer seconded.

Four ayes