

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, October 3rd, 2023, at 7:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio
Daryl Fleischer*
Patrick Didas
Paul Egan

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 7:00PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

PUBLIC HEARING:

Applicant: Robert Stein

Property Owner: Robert Stein

Property Address: 2363 & 2371 Ireland Road

Tax ID: 041.020-01-37.1 & 041.020-01-37.2

Acres: 8.29

Requesting to combine the properties 2363 and 2371 Ireland Rd.

J. Jackson read the legal notice aloud.

P. Labor said this application is just to combine the newly created parcels back together.

J. Jackson motioned to close the Public Hearing

D. Virgilio seconded the motion.

Unanimously carried.

J. Jackson motioned that SEQR was determined an unlisted action with a negative declaration.

P. Didas seconded.

Unanimously carried.

J. Jackson mentioned the Conservation Board gave a negative declaration.

D. Virgilio motioned to approve the application.

P. Didas seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: ST2C.LLC

Property Owner: ST2C.LLC

Tax ID:041.040-0001-03.111 & 055.020-0001-04.1

Acres: 235±

Applicant requesting a site plan approval to construct a 14,078sqft Fieldhouse building approximately 270' southwest of the clubhouse.

P. Labor explained that this 14,078sqft Fieldhouse would be built off the back lot. It would have pickle ball courts and golf simulators inside.

J. Jackson asked if this will be running during the summer.

P. Labor said it will be used all year round to some extent.

P. Labor said they have an existing storm sewer that comes up to the parking lot and makes its way to the pond that was built in 2013.

J.P. Schepp said that P. Labor should give numbers on the capacity.

J. Jackson asked if the board could have some landscaping pictures.

P. Labor said there is existing lighting in the current lot and said he will give more information on lighting at the next meeting.

J.P. Schepp said what is the parking anticipation.

P. Labor said they did not do anything with parking and that he would talk to Paul Moriarty. They estimate it will be about 16-24 at the pickleball course.

K. Moore said that all exit doors need egress paths to public way, need fire access road to within 150ft on all sides of the building. This also requires a fire hydrant within 400ft.

P. Labor said he is going to verify what the garbage disposal will be.

J. Jackson said there would need to be some lighting in the entranceway.

J. Jackson asked if there is a ramp that applies to ADA compliance.

J.P. Schepp said there is a lift.

MINUTES:

D. Virgilio motioned to approve the minutes from 9/19/2023.

P. Didas seconded the motion.

Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 7:30PM

D. Virgilio second the motion

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, October 17th, 2023, at 7:00 PM, at the Town Hall.

*Respectfully submitted,
Andrea Rookey Building Department Clerk*