

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES  
Held at Clarkson Town Hall  
Tuesday, January 16, 2024, 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: Silvano Bullo

Property Owner: Silvano Bullo

Property Address: 139 Gilmore Rd

Tax ID: 055.01-1-14.12

Acres: 5.32

Applicant requesting a one lot site plan approval for a single-family home.

J. Jackson read the legal notice aloud.

M. Tuttle said that State Historic Preservation Office replied back.

J. Jackson asked if J.P. Schepp had any concerns.

J.P. Schepp said no.

J. Jackson opened the Public Hearing

There was no public present.

J. Jackson motioned to close the Public Hearing

D. Fleischer seconded the motion.

Unanimously carried.

J. Jackson motioned SEQR determined this application as an unlisted action with a negative declaration.

D. Fleischer seconded the motion.

Unanimously carried.

D. Fleischer motioned to approve the application as submitted.

J. Jackson seconded the motion.

Unanimously carried.

PUBLIC HEARING:

Applicant: Thomas & Ellen Kimmel

Property Owner: Thomas & Ellen Kimmel

Property Address: 2447 Sweden Walker rd.

Tax ID:041.01-1-5.11,041.01-1-6.1,041.01-1-5.2 & 041.01-9.12

Acres: 102+/-

Applicant requesting to transfer various portions of their parcel to family members who will be combining them to their existing lots.

J. Jackson read the legal notice aloud.

M. Tuttle said that the client is working with their attorney to get the easements fixed because the surveyor did not show it on the plans.

J. Jackson asked J.P. Schepp if he had any concerns.

J. P. Schepp said other than the easements no

J. Jackson motioned to open the Public Hearing

J. Jackson motioned to close the Public Hearing

D. Fleischer seconded the motion.

Unanimously carried.

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

D. Fleischer seconded the motion.

Unanimously carried.

J. Jackson motioned to approve the Kimmel application for the combination of lots as submitted.

D. Fleischer seconded the motion.  
unanimously carried.

**PUBLIC HEARING:**

Applicant: Stephen & Suzanne Hansen

Property Owner: Stephen & Suzanne Hansen

Property Address: 2203 Ireland Rd

Tax ID: 041.02-1-28.1

Acres: 10.42

Applicant requesting a two-lot subdivision for one lot site plan approval for a single-family home.

J. Jackson motioned to table the Public Hearing on February 6<sup>th</sup>.

D. Fleischer seconded.

Unanimously carried.

**PUBLIC HEARING:**

Applicant: Joesph McKain

Property Owner: Joesph McKain

Tax ID: 039.02-1-31

Acres: 29.5

Applicant requesting approval of a one lot site plan for a single-family home.

J. Jackson read the legal notice aloud.

M. Tuttle said the house will be moved back.

J. P. Schepp said that M. Tuttle addressed his concerns.

J. Jackson motioned to open the Public Hearing

J. Jackson motioned to close the Public Hearing.

D. Fleischer seconded the motion.

Unanimously carried.

K. Moore said that the conservation board's questions were answered.

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

P. Egan seconded the motion.

Unanimously carried.

D. Virgilio motioned to approve the application.

D. Fleischer seconded the motion.

Unanimously carried.

**NEW BUSINESS:**

Applicant: Jeff Heitzenrater

Property Owner: Jeff Heitzenrater

Tax ID: 040.01-1-34.11

Applicant requesting approval of a one lot site plan for a single-family home.

D. Lewis said that he will bring in a wider set of plans for the next meeting. D. Lewis also said that the applicant is aware that he would have to add a sprinkler system because the fire hydrant is 700ft from the road.

K. Moore said that the barn is not placed correctly and is possibly in the floodplain, but it won't be a definite answer until they receive a new set of plans.

J. Jackson asked if there would be electricity that would go out to the barn.

D. Lewis said no.

K. Moore said that the application is missing some information that the conservation board would need to review this application.

J. Jackson asked if there were any plans that were approved for development.

K. Moore said yes there was, in the late 1980's.

J. Jackson motioned to table the meeting to February 6<sup>th</sup>, 2024, at 7:00pm.

D. Fleischer seconded the motion.

Unanimously carried.

**NEW BUSINESS:**

Applicant: Eric Fitzsimmons

Property Owner: Opus Management

Address: Autumn Woods

Applicant requesting to gain approval of the installation of EV chargers within the Autumn Woods complex parking lot.

J. Jackson asked where the EV charger spots were going.

E. Fitzsimmons said that the chargers would be in unnumbered parking spots.

J. Jackson asked how EV chargers are proposed to go in

E. Fitzsimmons said that there are 11 triple pedicles.

J.P. Schepp said that the information he received addressed his concerns.

D. Virgilio motioned that the proposed installation of EV charging stations do not need further site plan review.

D. Fleischer seconded the motion.

Unanimously carried.

**DISCUSSION:**

The board members discussed Buck Run Solar's letter to plant different species of trees.

K. O'Toole said that a new landscaping site plan should show the tree types and where they are going that has a portion to allow the Planning Board Chairmen, Town Engineer, and Code Enforcement Officer to sign in approval.

J. Jackson motioned to approve the tree species with the condition that an updated landscaping sheet from the originally approved landscaping plan with signature lines for the Planning Board Chairmen, Town Engineer and Town Code Enforcement officer.

D. Fleischer seconded the motion.

Unanimously carried.

**MINUTES:**

J. Jackson motioned to approve the minutes from 1-2-2024.

D. Fleischer seconded the motion.

Unanimously carried.

**ADJOURNMENT:**

J. Jackson motioned to adjourn at 7:45PM

D. Virgilio seconded the motion.

Unanimously carried.

**NEXT MEETING:**

The next scheduled meeting of the Planning Board will be on Tuesday, February 6<sup>th</sup>, 2024, at 7:00 PM, at the Town Hall.

*Respectfully submitted,*

*Andrea Rookey Building Department Clerk*