

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

Held at Clarkson Town Hall

Tuesday, March 19th, 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.

NEW BUSINESS:

Applicant: Russell Wood
Property Owner: Russell Wood
Address: 3845 Lake Rd
Acres:10.70

Applicant requesting site plan approval for an event center (incentive zoning was approved by the Town Board on October 11th of 2023).

Matthew Tomlinson was representing the application on behalf of marathon engineering.

J. Jackson said that the parking spots should be bigger, and asked if there should be more parking spaces labeled handicap.

J.P. Schepp said that four handicap spaces should be enough to accommodate.

M. Tomlinson said that handicap spaces can be added if needed in a case-by-case procedure for each event.

K. Moore said that he would like to back track to the number of square footages that they proposed for the addition. Just now they are proposing 5,200sqft whereas in the Town Board submission and in their approval, they proposed 4,800sqft.

M. Tomlinson said that they would correct the numbers to the standards. He also said that they would make the parking spaces comply.

M. Tomlinson explained that the loop is intended for drop-offs only and the back lot is for parking.

R. Wood said that the residents of the house would be parking near the back carriage house.

P. Egan asked about the emergency fire vehicles.

M. Tomlinson said that if they don't use sprinklers then the lot is already enough for the required hose room for the fire department.

J.P. Schepp said that if you're going to have a lot of people coming in and out it should have lighting in some form.

J. Jackson said that the pole lighting that he currently has in his yard, seen at the site visit, could work if he added more in the entrance way.

D. Fleischer said that the pole lights he already has should fit the characteristic of the neighborhood.

R. Wood said that they can be set on timers like the lights they already have are set to turn on and off at certain times.

M. Tomlinson said that they would be extending out the driveway to meet requirements.

M. Tomlinson said that the dumpster location would also be available on the next map.
R. Wood asked if the pole barn would be okay to put in when the improvements are approved.
J. Jackson said yes that it can be added to the application.
D. Virgilio asked if they would need to show landscaping on the new plans.
J.P. Schepp mentioned that the land is naturally buffered.
K. Moore said that it was mentioned in the incentive zoning that the eagle scouts would help with the gardening for their badges.
K. O'Toole said that would be expected of commercial facility to show landscaping on the plans.
R. Wood said they don't want pines blocking the house, moving the pines would be the first thing that they plan to do when they get all the approvals.

M. Tomlinson mentioned that a large portion of the yard drains toward the house.
J.P. Schepp said that one of the comments he had was on the details of the watersheds and where they are going.

D. Virgilio asked if there would be a walkway.
M. Tomlinson said that it would be signed or stripped for people to go one way.

J. Jackson said that they should meet once again before holding a public hearing, they can meet again on the application on April 2nd, 2024, at 7:00PM.

DISCUSSION:

Local Law #3 Recommendation.

J. Jackson motioned to recommend that the Town Board adopt Local Law 2023#3.

D. Fleischer seconded the motion.

Unanimously carried.

OPEN FORUM

M. Ballerstein from Life Solutions of Hamlin had come in to ask if he needed to submit a site plan because the last site plan that was done was recently and nothing will be changing.

J.P. Schepp said that he thinks there is a solid site plan and that it sounds like this is just a use change.

MINUTES:

P. Didas motioned to approve the minutes from 3-5-2024.

D. Fleischer seconded the motion.

Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 8:05PM

D. Fleischer seconded the motion.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, April 2nd, 2024, at 7:00 PM, at the Town Hall.

Respectfully submitted,

Andrea Rookey Building Department Clerk