

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, September 17, 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 the Pledge of Allegiance and read through the agenda for the night.

PUBLIC HEARING:

Applicant: James Schneider & Edie Majewski
Property Owner: James Schneider & Edie Majewski
Address: Lawton Rd
Tax ID: 040.02-1-17
Acres: 2.7
Applicant requesting approval of a one lot site plan for a single-family home.

J. Jackson read the legal notice.

Matt Tuttle of Schultz Associates presented the project stating engineering and county comments have been resolve. J.P. Schepp stated his engineering concerns were addressed. Discussion on the driveway culvert sizing.

Sarah Stone, 489 Lawton Road, spoke. Distributed a survey map of the applicant. She has been in litigation with the applicants since March 2024 regarding a dispute of the lot line. A boundary line agreement was agreed upon was received by Sarah in July of 2024. However, her attorney has concerns. A revised map was received by her August 13th and her attorney has not been able to review. Sarah was not aware of the Majewski application until recently. Sarah would like to have time to be able for her attorney to review and have the boundary line agreement filed with the county.

K. O'Toole and J.P. Schepp both noted that the survey map provided by S. Stone which was also prepared by Shultz Associates, did not match the applicants site plan map lot lines. The maps need to be resolved before moving forward. J. Jackson motioned to keep the public hearing open seconded by P. Egan. Unanimously carried.

PUBLIC HEARING:

Applicant: Michael & Pamela Chambry
Property Owner: Michael & Pamela Chambry
Address: Lawton Rd
Tax ID: 041.01-1-010.1
Acres: 11.5
Applicant requesting approval of a one lot site plan for a single-family home.

J. Jackson read the legal notice.

Matt Tuttle of Schultz Associates presented the plan. J.P. Schepp discussed his engineering comments. Everything has been rectified to his acceptance. K. Moore indicated the zoning violation (storage trailer) should be removed prior to the final plan being signed.

Dale Tyo 280 Lawton spoke. He mentioned the storage trailer is located close to Mr. Tyo's driveway. J. Jackson mentioned it would be removed,

J. Jackson motioned to close the public hearing. P. Didas seconded to close the public hearing. Unanimously carried.

K. O'Toole asked for a condition that the trailer be removed as part of final approval.

J. Jackson declared this as an unlisted action with a negative SEQRA declaration
P. Didas motioned for final approval of the Chambry's one lot site plan for a single-family home with the condition of the removal of the trailer. J. Jackson seconded. Unanimously approved.

PUBLIC HEARING:

Applicant: Donna Donnelly
Property Owner: Donna Donnelly
Address: 125 St Katherine Way
Acres: 0.27
Applicant requesting to combine lots.

J. Jackson read the legal notice.

Donna Donnelly presented her plan to combine lots. No one from the public spoke.
J. Jackson motioned to close the public hearing. P. Egan seconded. Unanimously carried.

K. Moore, J.P. Schepp, and K. O'Toole and the board members had no concerns on the combination of the lots.
J. Jackson declared this a SEQRA Type II action requiring no further review under SEQRA.
J. Jackson motioned to approve combining the two lots. P. Didas seconded. Unanimously carried

NEW BUSINESS:

Applicant: John Lemke
Property Owner: John Lemke
Address: Ridge Rd west of 7165 Ridge Rd
Tax ID: 070-01-1-26.11
Acres: 13.9
Applicant requesting approval to subdivide the existing 13.9-acre parcel into eight building lots to be sold.

Matt Tuttle of Schultz Associates presented the plan.

Discussion of existing barn on lot 5. This would need to be removed as it would reside in the frontage of the new lot. Lot 7 and 8 will have common driveway access on Ridge Rd. Lot 6 will access from Gallup Rd.

J.P. Schepp addressed some items based on his cursory review of the plan recently received. More time will need to be allocated to provide detailed engineering comments.

Depth of ponds at 15 feet was noted, discussion of the stability of the banks of the pond and nature of the intent of dedication of the ponds. Discussion of the steep pitch of the slope between some of the driveways, e.g. lots 3, 4, 5.

K. O'Toole mentioned a storm water maintenance agreement. Further discussion of the ponds. Discussion of the driveway cuts and the potential of a private road serving some of the lots. Revised plans will be presented in a future meeting. This was essentially a concept review.

OPEN FORUM: not held, not needed

MINUTES:

J. Jackson suggested edits, changes were documented by K. Moore for changing those minutes.
J. Jackson motioned to approve the minutes from 9-3-24 as amended. P. Egan seconded the motion. Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 7:48PM. P. Didas seconded the motion. Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, October 1, 2024, at 7:00 PM, at the Clarkson Town Hall.

*Respectfully submitted,
Patrick Didas, Planning Board Member*

Approved 2024-10-01