

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, November 19, 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: John Lemke

Property Owner: John Lemke

Address Ridge Road West of 7165 Ridge Rd.

Tax ID 070-01-1-26.11

Acres 13.8

Applicant requesting approval to subdivide the existing 13.9 acre parcel into 8 building lots to be sold.

John Jackson read the public hearing notice.

Dave Matt of Schultz Associates presented the plan.

8 lots in an RS 20 zoning area, ranging 1-3 acres. Septic percolation tests determined the placement of septic systems on the plan based on test results. Mature trees will be maintained as shown on the plan, where practical. Dave Matt is proposing the existing barn stays. Easements are in process per Dave Matt.

K. Moore indicated the existing barn fits a pre-existing non-conforming use and the developer has filed the appropriate paperwork for such.

Andrew Hardman 7165 Ridge, corner lot on Gallup Rd. He questioned why the second driveway can't be located on Ridge Road, similar to how the proposed dual service driveway is located on the Ridge Rd, Western side of the plan. K Moore stated that the privacy fencing does not fit the current regulations of the code. JP Schepp indicated the new lot could install a privacy fence extending to the right of way. However, a landscape privacy buffer could extend farther to provide more cover. A landscape privacy buffer can be added per Dave Matt, who indicated he would add to the plan. Dave Virgilio motioned to close the public hearing, seconded by Darryl Fleischer, unanimously carried.

John Jackson reviewed the SEQRA long form EAF part 2 questions of which the Planning Board is Lead Agency. The board responded to each question. John Jackson, made a motion, Dave Virgilio seconded the motion, to accept the negative SEQRA declaration.

Motion by D. Fleischer to approve with the condition of the buffer, Dave Virgilio added a condition that the project to begin within 5 years or it needs to come back to the Planning Board. K. O'Toole added a condition that all easements be appropriately resolved. Seconded by J. Jackson. Unanimously carried.

OLD BUSINESS – (continuation of a public hearing from October 1, 2024)

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.

Reviewed the plan, and noted that all lot line issues have been resolved and the neighbor who spoke at the initial Public Hearing for this project is satisfied with the new map.

J. Jackson motioned to close public hearing, seconded by D. Fleisher.

JP Schepp indicated no issues remain from an engineering perspective. K. Moore had no concerns.

J. Jackson motioned for an unlisted action with a negative declaration SEQRA determination, seconded by D. Fleischer, unanimously carried.

D. Virgilio made a motion to approve the application for the James Schneider & Edie Majewski site plan. P. Egan seconded, unanimously carried.

NEW BUSINESS:

Applicant: Jovica Kovacevic

Property Owner: Jovica Kovacevic

Address: Deer Track Lane

Tax ID: 041.03-1-2.212

Zoning RS-20

Acres: 2.2

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

M. Tuttle from Shultz Associates was representing the project.

Good perc test, raised bed septic planned. A bridge is in the plan for the driveway going over the Otis creek tributary. Discussion of the alternative of a bridge (a driveway culvert pipe) requiring the approval of the Army Corps of Engineers. The plan includes a pole barn.

JP Schepp reviewed his engineering comments.

K. Moore wanted to make sure if the bridge is the option, the appropriate turning radiuses need to be applied to the drawings. Matt Tuttle indicate a decision will be made on the bridge. J. Jackson indicated a public hearing will be called after the decision is on the bridge has been made. Monroe County DRC comments have been received per Matt Tuttle.

NEW BUSINESS:

Applicant: Christopher Tirk

Property Owner: Christopher Tirk

Address: Redman Road

Tax ID: 039.03-1-019.11

Zoning RS-20

Acres: 87.0

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

Matt Tuttle presented the plan.

House is 1,100 feet off of the road. Fire apparatus bump out is included. County DRC comments have been addressed. Fire hydrants will be indicated on the plan.

JP Schepp reviewed his comments. Driveway slope to the garage is about 10 percent, combined with the driveway curve makes things tight. C. Tirk agreed to smooth out the slope of the driveway. JP Schepp commented that the turning radius seems sharp. Matt Tuttle indicated the revised plan will follow all turning radius specifications from all local fire companies.

Motion by J. Jackson for a public hearing to be held on Dec 3, seconded by D. Fleisher, unanimously carried.

OPEN FORUM:

Not held, not needed.

MINUTES:

J. Jackson motioned to approve the minutes from 10/1/2024. D. Virgilio seconded.

ADJOURNMENT:

J. Jackson motioned to adjourn at 8:02PM. D. Fleischer seconded the motion. Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, December 3rd, 2024, at 7:00 PM, at the Town Hall.

Respectfully submitted,
Patrick Didas, Planning Board member

Approved 2024-12-3