**TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES**

**Held at Clarkson Town Hall**

**Tuesday, June 17, 2025, at 6:00 PM**

**Board Members Support Board Members**

John Jackson, Chairperson Keith O’Toole, Town Attorney

Dave Virgilio J.P. Schepp, Town Engineer\*

Daryl Fleischer Kevin Moore, Bldg. Inspector

Patrick Didas Andrea Rookey, Bldg. Dept. Clerk

Paul Egan \* Excused

**CALL TO ORDER:**

J. Jackson called the Planning Board meeting to order at 6:00PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

**NEW BUSINESS:**

Applicant: Arkadiy Kravchenya

Property Owner: Arkadiy Kravchenya

Address: 3754 Sweden Walker Rd

Acres: 6.81

Applicant requesting approval of a single-family home with an onsite leach field

Tom Sutherland was representing this application

T. Sutherland mentioned that Town Engineer comments were received, and the well was removed, and a bypass area was added and added 15ft near the garage, he also stated that the fill would be taken from 11 Clarkridge Dr.

K. Moore said he is not sure if there would be enough there, but he cannot answer how much there is

T. Sutherland said that because of the raised bed system they will need more fill because of that.

D. Virgilio said when he is looking to build

T. Sutherland said as soon as possible

J. Jackson said they will need to know where the fill is coming from

J. Jackson motioned for a public hearing July 15, 2025

D. Virgilio seconded

unanimously carried

**NEW BUSINESS:**

Applicant: Nicholas Randazzo

Property Owner: Nicholas Randazzo

Address: 1981 Clarkson Parma TL Rd

Acres: 4.90+/-

Applicant requesting approval a new driveway connecting to a proposed barn and the existing house on site.

T. Velepec said that Nick had gone to the Zoning Board of Appeals for an area variance for the pole barn but would like a new access point where the new access point would be the primary.

T. Velepec addressed the Town Engineer’s comment about the turnaround.

K. Moore said that the turnaround was sufficient for the Fire Cide

P. Didas mentioned a potential condition to have the old driveway to remain blocked off

K. O’Toole said that he would like more detail on how the driveway will be blocked off

D. Virgilio motioned for a public hearing on July 15, 2025.

D. Fleischer seconded

Unanimously carried

**NEW BUSINESS:**

Applicant: Garden Way Developers

Property Owner: Garden Way Developers

Address: 122 West Ave

Applicant requesting change of use for current office space to be a baking/storage space for Grinds Café.

Andrew Piniotti was representing Anothy Grasta application

A.Piniotti said that the parking spaces were counted for each business and there are 84 parking spaces required and there are 104 existing spaces in the parking lot.

K. Moore said that there are enough handicapped parking spaces currently

D. Fleischer asked if there would be a register there

S. Killeen said that the register is a mobile device and can be moved where the customers are to pay.

D. Virgilio asked if the sire pan was sufficient

K. Moore said that this has been the site plan submitted throughout the years.

J. Jackson asked if the hours of operation would remain the same

S. Killeen said yes

J. Jackson motioned for a public hearing July 15, 2025D. Virgilio seconded

Unanimously carried

**REVIEW OF MINUTES:**

P. Didas motioned to approve the minutes from 6/3/2025

D. Virgilio seconded

Unanimously carried

**ADJOURNMENT:**

J. Jackson motioned to adjourn at 6:46PM

D. Fleischer seconded

Unanimously carried

**NEXT MEETING:**

The next scheduled meeting of the Planning Board will be on Tuesday, July 15, 2025, at 6:00 PM, at the Town Hall.

*Respectfully submitted,*

*Andrea Rookey*