

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

Held at Clarkson Town Hall

Tuesday, July 15, 2025, at 6:00 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

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.

OPEN FORUM:

Kristen Sharpe from the board at Seymour Library said that the library would like to place a pavilion and was wondering if this needed to be approved by the Planning Board

J. Jackson asked if the pavilion would be on a concrete slab

K. Sharpe said no it would be gravel

J. Jackson asked if there would be electricity going to the pavilion

K. Sharpe said no

J. Jackson mentioned that K. Moore said the land is flat in the proposed East side area.

K. Moore confirmed that

D. Fleischer asked about the base being accessible

K. Moore said that the base would be ADA compliant

P. Didas motioned to approve the pavilion with no further site plan review

P. Egan seconded

Unanimously carried

PUBLIC HEARING:

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

T. Sutherland said that they are proposing a single-family home and there were questions at the last meeting regarding there being enough fill for the project and there will be enough fill, and Monroe County and Pure Waters do not need anything for this project.

J. Jackson opened the public hearing

There was no public comment

J. Jackson motioned to close the public hearing

D. Fleischer seconded the motion

Unanimously carried

J.P. Schepp said that the comments he provided regarding the project were addressed.

J. Jackson motioned to table the public hearing due to DEC jurisdiction of wetlands.

D. Virgilio seconded

Unanimously carried

K. O'Toole said that a letter from SHPO is needed still.

J. Jackson motioned to reopen the public hearing

P. Didas seconded the motion

Unanimously carried

PUBLIC HEARING:

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.

There is an existing house with a shared driveway, they are requesting a separate driveway entrance and barn, at the last meeting it was mentioned that the board would like buffering to close off access of the old driveway to this applicant

J.P. Schepp said that his comments were addressed

J. Jackson opened the public hearing to the public

There was no public comment

P. Didas motioned to close the public hearing

J. Jackson seconded the motion

Unanimously carried

A potential condition was mentioned that the board should have the number of evergreen trees on lot 6, there size, type and location noted on the final map and that the existing stone driveway will be removed and replaced with topsoil and seeded prior to proposed driveway is placed.

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

P. Didas seconded

Unanimously carried

J. Jackson motioned to approve the new proposed driveway and barn with the following conditions;

A buffer shall be placed consisting of evergreen trees on lot 6, 4-6ft apart from each other that the existing stone driveway will be removed and replaced with topsoil and seeded prior to proposed driveway is placed.

PUBLIC HEARING:

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.

A.Pinciotti said they are renting more space for the bakery and would like to change the use of the current space. He also mentioned that there are 112 spaces in the parking lot and only 84 are required

J. P. Schepp said that he has no engineering concerns

J. Jackson motioned to close the public hearing

D. Fleischer seconded

Unanimously carried

K. Moore mentioned this will still require a building permit if this is approved

J. Jackson motioned that SEQR was determined type 2 with a negative declaration

P. Didas seconded

Unanimously carried

P. Egan motioned to approve the change of use from office space to a bakery.

J. Jackson seconded

Unanimously carried

NEW BUSINESS:

Applicant: Anthony Ottaviani

Property Owner: Joesph Avery

Address: Clarkson Meadows Section 9

Acres:7.66

Applicant requesting approval of an 18-lot subdivision of single-family homes.

R. Raymondi said that they are proposing to place 30 modular homes with basements. They believed they were supposed to be grandfathered in and add bioretention areas to help with the stormwater concerns. SEQR would still be correct if they were grandfathered in.

K. Moore said that they cannot be grandfather in, that would be up to the DEC to determine.

R. Raymondi said that it wouldn't allow them to build at least ten homes because of the wetlands 100ft buffer that would be implemented. He mentioned that they will do the delineation before submitting and contact the DEC regarding being grandfathered in.

OPEN FORUM:

Resident, Jessica Vickory came in to ask what the decision was for the project on Clarkson Parma Town Line Rd

J. Jackson said that they motioned to approve the new proposed driveway and barn with the following conditions;

A buffer shall be placed consisting of evergreen trees on lot 6, 4-6ft apart from each other that the existing stone driveway will be removed and replaced with topsoil and seeded prior to proposed driveway is placed.

J. Vickory said that she was pleased with the motion.

REVIEW OF MINUTES:

P. Didas motioned to approve the minutes from

J. Jackson seconded

Unanimously carried

J. Jackson mentioned the board would change the Planning Board meeting starting time back to 7pm for the meeting of September 2nd.

ADJOURNMENT:

P. Egan motioned to adjourn at 7:00PM

D. Fleischer seconded

Unanimously carried

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, August 5, 2025, at 6:00 PM, at the Town Hall.

Respectfully submitted,

Andrea Rookey