

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

August 18, 2009

PRESENT:

Board Members

Don Osborne – Chairman *
John Jackson
Scott Hanko – Acting Chair
Dave Virgilio
Tom Schrage

Support Board Members

Richard Olson, Town Attorney *
John Paul Schepp, Town Engineer
Chad Fabry, Bldg. Inspector/Code Enforcement
Ursula Liotta, Building Department Coordinator
*excused

CALL TO ORDER

S. Hanko, Acting Chair, called the meeting to order at 6:00 p.m. He led all present in the Pledge of Allegiance and reviewed the agenda.

OPEN FORUM

None

OLD BUSINESS:

1. **Mavis Kenyon**, Resubdivision Plan of Hidden Plains, Section 1
2586 Lake Road, Tax Acct. #029.03-1-45.2 (2.0 a.) & 029.03-1-45.121 (108.5 a.)
Presented by: Darryl Moser, LS, Schultz Associates, PC
File review by PB after referral to ZBA

The Planning Board had previously referred the Applicant to the Zoning Board of Appeals for an area variance. S. Hanko read aloud from the ZBA minutes dated 8-5-09 and the Notice of Decision that was rendered that date granting the area variance. D. Moser distributed the new site plan to the Board members, and stated that he added a couple of notations specified by the ZBA.

JP Schepp stated that the Applicant required the area variance in order to make the lot line change; that the Applicant will retain both parcels, with the driveway to the residence being in the right-of-way. JP Schepp stated that he has no engineering concerns.

D. Virgilio made a motion to grant the Applicant's original Planning Board application for a resubdivision; second by J. Jackson; unanimously carried.

2. **MHD Properties, LLC – Dan Hale, building owner**
2176 Lake Road, Tax Acct. # Tax Acct. #029.03-1-31, Zoned: RS-10
Review of parking & tenant signage

D. Hale introduced himself as the owner of the property, with an office on site as well. He explained the hand-out that he had provided regarding his current plans for the parking lot at the property, and his plans for 2010. Discussion followed, including:

- D. Hale stated that he has contacted the ADA re: the requirements for handicapped parking.
- C. Fabry stated that in order to have a handicapped parking space, it needs to be on a continuous smooth surface; he suggested to D. Hale that he make one space handicapped dedicated (van size), with a sign, on the paved N side, and make one space handicapped accessible (diagram drawn on pavement) on the W side, once that portion of the parking lot is paved.
- D. Hale stated that the W side has a concrete sidewalk and the parking area is newly constructed crushed stone that he intends to pave in 2010.
- C. Fabry stated that the building houses only small businesses, and based on the types of businesses, there is ample paved parking per code to accommodate the number of cars that may be at the site at any one time.
- J. Jackson stated that based on the time frame D. Hale is suggesting (paving W side in 2010), he needs to appear before the Zoning Board of Appeals to request permission to extend the time frame to finish the paving .
- D. Hale stated that he intends to create barriers in the parking lots by installing pipes filled w/concrete; that C. Fabry will assist him in determining what will be appropriate for the site.
- J. Jackson inquired re: the signage for each tenant. D. Hale stated that his lease restricts the size (3' x 4' max) and the placement of each tenants' sign on the building; that the coloration and style of the sign is subject to his approval.

The Board determined that D. Hale's plans look good overall. D. Hale will be added to the ZBA agenda for tomorrow evening, August 19th.

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NEW BUSINESS

- 1. Stanley Lipiec**, 558 Edmunds Road property - merge w/ vacant land
Tax Acct. #052.04-1-6 and 052.04-1-5.12, Zoned: RS-20
Presented by: AJ Barea, PLS

AJ Barea introduced himself and stated that he is appearing on behalf of S. Lipiec. He presented a site plan to the Board and explained that S. Lipiec purchased the one parcel with the residence in 1992, and the other L-shaped parcel in 1994; that the merged parcels would be < 2 acres. The parcel that is being created is part of two filed subdivisions. Discussion followed.

D. Virgilio made a motion to waive further site plan review; second by J. Jackson; unanimously carried. AJ Barea will submit a Mylar for signature.

- 2. Joel Yager & Christine Spiers, Applicants, dba Doc Yager Tattoo Company**
Re: Special Permit/Change in Use for business @ 2176 Lake Road
Tax Acct. #029.03-1-31, Zoned: RS-10

C. Spiers introduced herself and her husband, and stated the following:

- that they have leased the only business site on the second floor at the above address;
- that the space is approximately 660 sq. ft, and includes a bathroom;
- that they plan to add two half walls for two separate work stations;
- that the space is accessible from the outside by a stairwell;
- that they plan to design the space in 1950's style;
- that J. Yager is a veteran Marine and tattoo artist;
- that they plan to be open 7 days a week from 6 pm -10 pm, based on the season.

Discussion followed, including:

- D. Hale, as owner/landlord, stated that the area has its own breaker box.
- T. Schrage inquired re: the safety requirements. J. Yager stated that the Department of Health does not have any guidelines re: tattooing, but that he uses individual-use needles and a disposal company will pick up the same.
- C. Spiers added that their desire is to have a business that promotes a safe and pleasant atmosphere, and is family-friendly.

A Public Hearing will be scheduled for September 1, 2009.

OTHER:

C. Fabry consulted the advice of the Planning Board re: two specific resident matters; discussion followed.

REVIEW OF MEETING MINUTES from August 4, 2009

J. Jackson made a motion to approve the minutes; second by T. Schrage; unanimously carried.

NEXT MEETING: September 1, 2009 at 7:00 p.m.

ADJOURNMENT:

S. Hanko made a motion to adjourn at 6:50 p.m.; second by J. Jackson; unanimously carried.

Approved 9-1-09

Respectfully submitted,

Ursula M. Liotta
Bldg. Dept. Coordinator