

**TOWN OF CLARKSON**  
**PLANNING BOARD – MINUTES**

January 4, 2011

**Board Members**

Don Osborne – Chairperson  
John Jackson  
Scott Hanko  
Dave Virgilio  
Tom Schrage

**Support Board Members**

Richard Olson, Town Attorney  
John Paul Schepp, Town Engineer \*  
Chad Fabry, Building Inspector/Code Enforcement  
Ursula Liotta, Administrative Assistant  
\*excused

**CALL TO ORDER**

D. Osborne called the meeting to order at 7:00 p.m., led all present in the Pledge of Allegiance, and asked for a moment of reflection for the armed services. D. Osborne also reviewed the agenda.

**OPEN FORUM**

1. Donald F. Cook, owner, 44.5 acres, Ridge Road, Tax Acct. #053.01-1-1, Zoned RS-20  
Re: proposed lot line change Presented by: James Glogowski, PLS

J. Glogowski stated that D. Cook wishes to sell a 44.5 acre parcel that is to the West of his residence on Ridge Road. The issue is that it currently has a very small access strip to Ridge Road. According to the instrument survey provided to the Board, D. Cook proposes to take a small strip of land from Lot #2 and tag it on to Lot #1 to create the new 30' access. Town Code states that 15' is enough for a right-of-way. **Note:** Per J. Glogowski, the 108' measurement that the Town site map currently shows as the width of the access strip to the 44.5 acres is incorrect. The proposed instrument survey shows the correction as verified by reviewing the applicable deed descriptions.

J. Glogowski stated that D. Cook could deed the little strip of land over to himself, or create a subdivision, but that would be too costly. The Board stated that it is a lot line change, and requires a Planning Board application. D. Cook is required to submit a Planning Board application and pay the \$300 fee.

D. Virgilio made a motion to waive further site plan review; second by S. Hanko; unanimously carried.

Further board discussion included that the subject parcel was mostly federal and state wetlands, and that it is not suitable for building at present.

2. Jubilee Christian Church, 3565 Lake Road, Tax Acct. #054.13-1-1, Zoned RS-10  
Re: proposed lights in parking lot

Pastor Emelio Sebastian and Glenn Bianchi appeared. P. Sebastian stated that G. Bianchi is a member of the church and is the contractor helping with the project. They wish to install parking lot lights for safety reasons and to downplay the occurrence of suspicious behavior in the parking lot.

Details include:

- poles: 20' high; 22' high with lamp pad and hood
- bases: 5' deep, 24" out of the ground; the bases have been poured.
- single light, 400 watt, shrouded, may be angled in any direction
- 4 of the 5 lights will be on a timer to go off at 10:00 p.m. unless the church is in use
- 1 light will be a safety light and left on

R. Olson stated that according to Town Code §140-12(C) *Lighting fixtures for the illumination of any off-street parking area shall be so arranged as to direct light away from adjoining premises.*

The Board asked that the exact engineering details for the lights, including intensity and direction, be provided to them for review at the next meeting on January 18, 2011; that rather than hold a public hearing and publish a legal notice, the Board suggested that a letter be mailed to property owners within 500' of the church property inviting them to attend the January 18<sup>th</sup> meeting.

**REVIEW OF MEETING MINUTES:** December 21, 2010

D. Virgilio made a motion to approve the minutes; second by J. Jackson; unanimously carried.

**NEXT MEETING:** January 18, 2011

**ADJOURNMENT:**

D. Osborne made a motion to adjourn at 7:35 p.m.; second by T. Schrage; unanimously carried.

**Approved 1-18-11**

Respectfully submitted,

Ursula M. Liotta  
Administrative Assistant