

TOWN OF CLARKSON – PLANNING BOARD

MINUTES March 4, 2008

PRESENT

Don Osborne - Chairman
John Jackson
Scott Hanko
Dave Virgilio
Tom Schrage

Richard Olson – Town Attorney
John Paul Schepp – Town Engineer
Ursula Liotta – Deputy Town Clerk
Larry Gurslin – Code Enforcement

CALL TO ORDER

D. Osborne, Chairman, called the meeting to order at 7:00 pm. He led all present in the Pledge of Allegiance, followed by a moment of reflection in observance of those serving in the military especially those who have fallen. D. Osborne also reviewed the agenda.

OPEN FORUM

D. Osborne called for any interested parties as part of the open forum. None were present.

PUBLIC HEARING

None

NEW BUSINESS

Wegman Family LLC (Clarkson) X – The Cottages at the Landing – Concept Review 3997 Lake Road, Tax #068.020-1-1

Presented by: Richard Giraulo, LaDieu Associates, P.C.

Jay Wegman & Philip Wegman, Wegman Companies, Inc.

R. Giraulo, presented the application. He stated he had appeared before the DRC a couple of months ago regarding the proposed project. The intent is to create a community on a 100-acre lot, made up of single story senior citizen townhouse rental properties near the existing assisted living facility, “The Landing”. J. Wegman stated that they are ready to move forward with the project, provided they have the blessing from the Board members.

Discussion was had regarding the following:

- the roads around and within the premises, private and/or dedicated
- whether to consider a gated community
- D. Virgilio proposed the possibility of making a larger pool and enclosing the same; J. Wegman stated that they have considered the same.
- S. Hanko questioned the on-site services; J. Wegman stated that all maintenance is inclusive w/the rental fee.
- J. Jackson asked re: a nature trail being created around the retention pond; J. Wegman stated that they would landscape and create a natural environment.
- J. P. Schepp asked re: the water main and sewer; R. Giraulo stated that he was working with Monroe County on those matters.
- R. Olson asked R. Giraulo to look at the code again regarding the required fire access, and the number of units off of a single entrance. R. Olson suggested that the roads and utilities be dedicated vs. private.
- D. Virgilio asked if the units would have heated flooring; J. Wegman replied no.
- J.P. Schepp asked re: sewer flow by gravity; R. Giraulo replied that it will have a natural flow.
- J.P. Schepp stated that the plans for the proposed project need clarity, i.e. that the center development is the only project at this time, and not the W or E project.
- D. Osborne stated that the project in question, as well as the lots to the W and E of the proposed project be subjected to the SEQR process. And of course, final approval requires an application, SEQR, site plan approval and a public hearing.
- Further discussion was had re: the existing right-of-way on the E side of the property; R. Giraulo stated that the road is not completed at this time, but could be developed in the future.
- D. Virgilio questioned the clubhouse and its use, as well as the office staff. J. Wegman explained how the clubhouse is used @ Mill Landing in Greece; that the Mill Landing staff would be moved to the Brockport facility at the onset of the project.
- J. Jackson suggested a maintenance garage be built at the site; J. Wegman stated that

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they would add the same; that they did not build one at Mill Landing, and need to store equipment off-site.

- S. Hanko stated that he thinks it's a good concept and proposed for a good area.
- L. Gursslin stated that he has visited Mill Landing – the office and clubhouse, and that it lends itself to a gated community, without actually being one.

J. Jackson made a motion to accept the concept on its merits, but only as to the project in question, not the development of the land to the W or E; seconded by D. Virgilio; unanimously carried.

NEW BUSINESS

Ward Bowen – fill issue

8107 Ridge Road, Tax #054.04-1-46.11

Present: Ward Bowen, Charles Welch, Attorney, & Jeff Brongo

C. Welch stated that he was representing W. Bowen, and thanked the Board for the short notice request to be added to the agenda. He summarized the matter over the past few months, as follows:

- W. Bowen started his work in January 2008, based on the November 2007 Notice of Decision that incorrectly stated “3000” instead of “300” cubic yards.
- In January 2008, L. Gursslin, code enforcement, issued a Stop Work Order. J.P. Schepp, engineer, was sent to review the property and he estimated that there was five hundred to six hundred (500-600) cubic yards of fill present.
- The Town Board had a closed session on February 12 and directed that J.P. Schepp monitor the work to be completed, and required W. Bowen to pay a Five Hundred Dollar (\$500) retainer. The Town received payment from W. Bowen on February 13, 2008.
- C. Welch is looking for a solution to get the work completed at the property.
- C. Welch stated that it would be cost prohibitive to remove the excess dirt from the property. In the alternative, he proposed moving the fill and spreading it out over the estimated 1.6 acres of land.
- L. Gursslin stated that at this time, it is of utmost importance that the creek be protected. He said that he could modify the Stop Work Order to allow for the erosion control to be completed, and at that time, he would release the remainder of the Stop Work Order. L. Gursslin indicated that he could issue the Stop Work Order modification by the end of this week.
- D. Osborne asked re: spreading the dirt out over the flood plain. J.P. Schepp stated that this amount of dirt is not huge, and if there is proper erosion control, it's workable. But it's not what the Board initially wanted or discussed.
- C. Welch suggested amending the current Planning Board Application to reflect a request for six hundred (600) cubic yards of fill. D. Osborne stated that if that's what W. Bowen wishes to do, then another SEQR would have to be prepared, and an additional Public Hearing would have to be held.
- J.P. Schepp suggested that W. Bowen bring in the stone and remove the dirt at the same time. Further discussion was had re: how this could be accomplished. C. Welch stated that he would discuss this option with W. Bowen, as well as making a new Planning Board Application for the six hundred (600) cubic yards, and he will advise.

REVIEW OF MEETING MINUTES - Minutes from February 19, 2008

D. Osborne made a motion to approve the February 19, 2008 meeting minutes as written. Seconded by J. Jackson; unanimously carried.

OTHER:

Persons out of town for 3/18/08 meeting: D. Osborne, J. Jackson, U. Liotta

ADJOURNMENT

S. Hanko made a motion to adjourn at 8:15 p.m.; seconded by T. Schrage; unanimously carried.

APPROVED 4/1/08

Respectfully Submitted,
Ursula M. Liotta, Deputy Town Clerk