

TOWN OF CLARKSON – PLANNING BOARD

MINUTES April 1, 2008

PRESENT

Don Osborne - Chairman	Richard Olson – Town Attorney
John Jackson	John Paul Schepp – Town Engineer
Scott Hanko	Ursula Liotta – Deputy Town Clerk
Dave Virgilio	*Larry Gurslin – Code Enforcement
*Tom Schrage	*Excused

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.

Wendy Dunham introduced herself as the proposed purchaser of the home located at 3715 Lake Road. She is an occupational therapist who intends to live at the property with her two children, and use one room of the home for occupational therapy as a side business. R. Olson explained that she is required to apply to the Zoning Board of Appeals for a special use permit for a customary home occupation. W. Dunham will appear before the ZBA on April 2, 2008 and address the board with her request at that time.

PUBLIC HEARING None

NEW BUSINESS

1. Liberty Cove Subdivision – Future Sections – Concept Plan

Off of East Avenue, Brockport, New York, Part of Tax Acct. #69.01-01

Presented by: William Holding Builders and Bernard C. Schmieder, P.E., L.S.

•B. Schmieder introduced himself, and stated that he and W. Holding have been working on the Liberty Cove development for a number of years; that W. Holding proposes to purchase twelve (12) acres of undeveloped land adjacent to Section 4; that the plan for Section 4 needs to be determined in order to plan for the future development of the proposed twelve (12) acre parcel. Last fall 2007, they met with DRC regarding how to develop the Section 4 cul de sac (lots 28-37) without an additional access route; further, they discussed storm water planning as part of the future development.

•J. Schepp stated that he recalled the DRC meeting, but they did not arrive at a final determination re: the access route. W. Holding stated that all of the residents are concerned about an access route, and they do not want the development to include a cut-through road. J. Schepp referred to the codebook re: "...dead end streets may be limited ... to nine hundred (900) feet ...". It was discussed that Liberty Cove is not a standard neighborhood to which this limitation applies; that the individual parcels are approximately 4x larger than average.

•Further discussion was re: where the access road could be situated and how it would be built, i.e. w/ a grassed top, or a sidewalk for bike and foot traffic, and perhaps gated; stub roads were also discussed. D. Osborne suggested extending Section #4 to a stub through lot 44, 45 or 46, instead of the cul de sac. S. Hanko was concerned about the need for "real planning" and not just having stub roads. W. Holding stated that he has strong feelings against a stub road.

• B. Schmieder stated that they were looking for the board's approval to move forward with Section 4. J. Jackson stated that he does not have a problem with approving Section 4, however, the board agreed that a SEQR needs to be completed on the whole parcel (Section 4, and the proposed twelve (12) additional acres).

TOWN OF CLARKSON - PLANNING BOARD

•R. Olson suggested that the clients consult with the fire department and the highway superintendent for their input into the situation. The board was in agreement.

2. Michael Scarpulla & Stephen Scarpulla – Concept Plan

8089 W. Ridge Road, Brockport, New York, Tax Acct. #054.04-1-45.11

•M. Scarpulla introduced himself, and his brother S. Scarpulla, and stated that they intend to purchase the above property (formerly the John Deere store), and convert it into a deli and coffee shop, and perhaps a bakery. The current owner, Keith Perry, was aware that the Scarpulla's were appearing before the Planning Board this evening. M. Scarpulla stated that a purchase offer has been drawn, but they don't want to initiate it until they know that their project is a "go". They have reviewed the code regarding what they need to do, and presented a hand-drawn diagram of the premises.

•The clients' main issue is with regard to the water and sewer connection. The clients have already met with the Monroe County Health Department, the Monroe County Water Department, and with their neighbor, Ward Bowen. Discussion was had re: the different options to make the necessary water/sewer connections. J. Schepp stated that the clients need to obtain an easement from W. Bowen (allowing them to cut across a corner of his property) and from the Town of Clarkson, and that they will need a survey map to properly show the easements.

R. Olson advised the clients that they obtain a written agreement from W. Bowen with regard to the easement.

•J. Schepp stated that the clients were changing the use of the building to retail use, which is an allowed use re: ingress and egress, and parking. Further discussion was had re: parking spots and the code's requirements. S. Hanko stated that the proposed use is a completely different concept from what has been presented before. All board members agreed that they liked the concept.

•M. Scarpulla stated that they considered a drive-thru. The board stated that that idea would need to be addressed in a completely different manner than their initial intent.

•S. Hanko questioned where they intend to place the refuse dumpster and clients were advised that it needs to be in an enclosed or screened area. J. Jackson questioned the lighting, and that it will need to be addressed.

•The board advised the clients that they need to apply for a special permit for retail use from the Planning board; further requirements are: completion of the PB application, including payment of fees, preparation of a plan that clarifies the intended use, preparation of a survey map reflecting the easements, completion of a SEQR, scheduling a public hearing, obtaining signage through the ZBA.

NEW BUSINESS

REVIEW OF MEETING MINUTES - Minutes from March 4, 2008

J. Schepp asked that the words at the bottom of page two be changed to read: "... five hundred to six hundred (500-600) ...". D. Osborne made a motion to approve the meeting minutes as amended; seconded by D. Virgilio; unanimously carried.

OTHER:

S. Hanko will not be at the next meeting on April 15th; John Jackson may be late.

ADJOURNMENT

D. Osborne made a motion to adjourn at 8:30 p.m.; seconded by J. Jackson; unanimously carried.

Respectfully Submitted,

Ursula M. Liotta, Deputy Town Clerk