

TOWN OF CLARKSON - PLANNING BOARD

MINUTES
July 15, 2008

PRESENT – Board Members

Don Osborne - Chairman
John Jackson (arrived @ 7:50)
Scott Hanko **
Dave Virgilio
Tom Schrage

Support Board Members

Richard Olson – Town Attorney
John Paul Schepp – Town Engineer
Ursula Liotta – Deputy Town Clerk
Larry Gurslin
** Excused

CALL TO ORDER

D. Osborne, Chairman, called the meeting to order at 7:00 p.m. and led all present in the Pledge of Allegiance. D. Osborne also reviewed the agenda.

RESOLUTION ADOPTING NEGATIVE DECLARATION

Re: Ronald & Donna Ophardt – PBA #2008-6, Applicant

R&D Resubdivision of Lot 2, 2296 Sweden Walker Road, Tax Acct. 35.04-001-035.1

WHEREAS, the Application has proposed a resubdivision of Lot 2 of land located at 2296 Sweden Walker Road, Town of Clarkson, New York; and

WHEREAS, this Board, by motion dated July 15, 2008, declared itself to be the Lead Agency for the purposes of SEQRA; and

WHEREAS, in accordance with law and local practice, this Board referred this matter to the Town of Clarkson Conservation Board; and

WHEREAS, this project is an Unlisted Action for the purposes of SEQRA; and

WHEREAS, the Applicant has prepared and submitted Part 1 “Project Information” of the (short) Environmental Assessment Form; and

WHEREAS, the Conservation Board has reviewed the documents submitted and recommended a negative declaration be issued; and

WHEREAS, this Board having thoroughly reviewed the Environmental Assessment Form, the recommendation from the Conservation Board, the plan dated July 9, 2008 submitted Shawn Lessord, Chairman, and all of the items in the application, and having considered each and every impact in accordance with SEQRA,

NOW, after consideration of the above and all of the previous documents, discussion and debate, and upon the motion of D. Osborne, seconded by T. Schrage,

BE IT RESOLVED,

1. That the Planning Board hereby adopts the Negative Declaration attached hereto and made a part hereof as if the same were set forth at length herein; and
2. That this Resolution shall take effect immediately.

Upon a roll call vote, the votes were cast as follows:

D. Virgilio aye
T. Schrage aye
D. Osborne aye

TOWN OF CLARKSON - PLANNING BOARD

July 15, 2008

617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

PART 1 — PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR: Ronald Ophardt -Applicant Maier Land Surveying -Sponsor	2. PROJECT NAME: R&D Re-Subdivision
3. PROJECT LOCATION: Municipality: Town of Clarkson County: Monroe	
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map) Located on the east side of Sweden Walker Road @ 2296 Sweden Walker Road, Tax Acc No. 3004-001-035.1 35.2	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Re-Subdividing 130 acre lot into 3 parcel's	
7. AMOUNT OF LAND AFFECTED: Initially: 130 acres Ultimately: 130 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe: The area in the vicinity of the subject property is residential development.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name(s) and permit(s)/approval(s) Town of Clarkson Planning Board	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name(s) and permit(s)/approval(s)	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/Sponsor name Richard E. Maier Maier Land Surveying, P.C. Date JUNE 4, 2008 Signature <u>3/ R.E.M.</u>	

If the action is in a Coastal Area, and you are a state agency, complete a Coastal Assessment Form before proceeding with this assessment

OVER

TOWN OF CLARKSON - PLANNING BOARD

PART II — ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE 1 THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</p>
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No</p>
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible.) NO</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: NO</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: NO</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: NO</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: NO</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: NO</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: NO</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: NO</p>
<p>D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No If Yes, explain briefly:</p>
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? <input type="checkbox"/>Yes <input checked="" type="checkbox"/>No If Yes, explain briefly:</p>

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e., urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<p><input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.</p> <p><input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:</p>				
<p>Name of Lead Agency Conservation Board</p>				
<table style="width:100%;"> <tr> <td style="width:50%; padding: 5px;"> <p>Print or Type Name of Responsible Officer in Lead Agency SHAWN LESSARD</p> <p>Signature of Responsible Officer in Lead Agency <i>Shawn Lessard</i></p> </td> <td style="width:50%; padding: 5px;"> <p>Title of Responsible Officer Chairman</p> <p>Signature of Prepare (If different from responsible officer) <i>Shawn Lessard</i></p> </td> </tr> <tr> <td style="padding: 5px;"> <p>Date</p> </td> <td></td> </tr> </table>	<p>Print or Type Name of Responsible Officer in Lead Agency SHAWN LESSARD</p> <p>Signature of Responsible Officer in Lead Agency <i>Shawn Lessard</i></p>	<p>Title of Responsible Officer Chairman</p> <p>Signature of Prepare (If different from responsible officer) <i>Shawn Lessard</i></p>	<p>Date</p>	
<p>Print or Type Name of Responsible Officer in Lead Agency SHAWN LESSARD</p> <p>Signature of Responsible Officer in Lead Agency <i>Shawn Lessard</i></p>	<p>Title of Responsible Officer Chairman</p> <p>Signature of Prepare (If different from responsible officer) <i>Shawn Lessard</i></p>			
<p>Date</p>				

TOWN OF CLARKSON - PLANNING BOARD

July 15, 2008

PUBLIC HEARING

**Re: Ronald & Donna Ophardt – PBA #2008-6, Applicant
R&D Resubdivision of Lot 2, 2296 Sweden Walker Road, Tax Acct. 35.04-001-035.1**

D. Osborne read the legal notice and opened the Public Hearing. No “public” was present. Kyle Rath, appearing for Rich Maier, Maier Land Surveyors, on behalf of the Applicants, introduced himself and explained the reason for the resubdivision. He presented a revised map including the words “not a building lot” on both parcels, and J.P. Schepp reviewed and approved the same.

D. Osborne made a motion to close the Public Hearing; second by T. Schrage; unanimously carried. D. Virgilio made a motion to approve Applicant’s application for a resubdivision of Lot 2 at said premises; second by T. Schrage; unanimously carried. A Notice of Decision will be provided to Applicant.

RESOLUTION ADOPTING NEGATIVE DECLARATION

**Re: Jack Hall - PBA #2008-7, 650 Lawton Road, Tax Acct. #040.02-1-1
Fill permit re: Lawton Road Bridge / MC DOT project**

WHEREAS, the Application has proposed a fill permit for property located at 650 Lawton Road, Town of Clarkson, New York; and

WHEREAS, this Board, by motion dated July 15, 2008, declared itself to be the Lead Agency for the purposes of SEQRA; and

WHEREAS, in accordance with law and local practice, this Board referred this matter to the Town of Clarkson Conservation Board; and

WHEREAS, this project is an Unlisted Action for the purposes of SEQRA; and

WHEREAS, the Applicant has prepared and submitted Part 1 “project information” of the (short) Environmental Assessment Form; and

WHEREAS, the Conservation Board has reviewed the documents submitted and recommended a negative declaration be issued; and

WHEREAS, this Board having thoroughly reviewed the Environmental Assessment Form, the recommendation from the Conservation Board, the plan dated July 9, 2008 submitted Shawn Lessord, Chairman, and all of the items in the application, and having considered each and every impact in accordance with SEQRA,

NOW, after consideration of the above and all of the previous documents, discussion and debate, upon the motion of D. Osborne, seconded by T. Schrage,

BE IT RESOLVED,

3. That the Planning Board hereby adopts the Negative Declaration attached hereto and made a part hereof as if the same were set forth at length herein; and
4. That this Resolution shall take effect immediately.

Upon a roll call vote, the votes were cast as follows:

D. Virgilio	aye
T. Schrage	aye
D. Osborne	aye

TOWN OF CLARKSON - PLANNING BOARD

PROJECT ID NUMBER

617.20
APPENDIX C
STATE ENVIRONMENTAL QUALITY REVIEW
SHORT ENVIRONMENTAL ASSESSMENT FORM
for UNLISTED ACTIONS Only

SEQR

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT / SPONSOR Jack L. Hall	2. PROJECT NAME Hall fill permit
3. PROJECT LOCATION: Municipality: Town of Clarkson	County: Monroe
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc - or provide map 650 Lawton Rd., 3/4 m. East of Route 19	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Keeler Construction will be transporting fill from the Lawton Road Bridge Project to the Applicant's property starting June 25, 2008. Keeler Construction will scrape the topsoil off of the designated area on the property (approximately 200' x 200'), and will dump the fill there. The fill will be composed of clay, creek bed muck, and broken-up concrete and asphalt, totaling approximately 2000 cubic yards.	
7. AMOUNT OF LAND AFFECTED: Initially / acres Ultimately / acres 200x200	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe)	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency name and permit / approval: Conservation Board, Town of Clarkson	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT / APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name Signature: Jack L. Hall	Date: 6/23/08

**If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment**

TOWN OF CLARKSON - PLANNING BOARD

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
 NO

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
 NO

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
 NO

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
 NO

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
 NO

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
 NO

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:
 NO

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly.)
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:
 Yes No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

Conservation Board
 Name of Lead Agency

7/11/08
 Date

STAWN LESSARD
 Print or Type Name of Responsible Officer in Lead Agency

Chairman
 Title of Responsible Officer

Stawn Lessard
 Signature of Responsible Officer in Lead Agency

Stawn Lessard
 Signature of Preparer (if different from responsible officer)

TOWN OF CLARKSON - PLANNING BOARD

July 15, 2008

PUBLIC HEARING

Re: Jack Hall - PBA #2008-7, 650 Lawton Road, Tax Acct. #040.02-1-1
Fill permit re: Lawton Road Bridge / MC DOT project

D. Osborne read the legal notice and opened the Public Hearing. No “public” was present. The Applicant described the bridge project being managed by Keeler Construction Company for the County of Monroe; that the fill from the project is being deposited on the lower portion of his back lot behind his barn. When the bridge project is completed, Keeler will grade the area and return the topsoil. L. Gursslin stated that he has spoken with D. Goodwin three (3) times regarding the project, and there is no concern regarding water runoff. J.P. Schepp stated that there are no wetlands issues, and that a Two Thousand Dollar (\$2,000) bond was obtained from Keeler pending a Notice of Decision; that the Notice of Decision should include the quantity of fill, and the anticipated completion date (est. 9/08).

D. Osborne made a motion to close the Public Hearing; second by D. Virgilio; unanimously carried. T. Schrage made a motion that Applicant’s fill permit application be approved; second by D. Virgilio; unanimously carried.

OPEN FORUM

OLD BUSINESS

1. **Ward Bowen – fill issue**
8107 Ridge Road, Tax Acct. #054.04-1-46.12

The Planning Board reviewed the Conservation Board’s positive declaration rendered on July 9, 2008 after completing SEQRA. Much discussion ensued, including the following:

- L. Gursslin stated that an additional twenty (20) yards of topsoil, roots and tree limbs have been dumped at the property in the last two weeks. Per W. Bowen, he gave no authority to have the additional fill dumped and does not know the name of the person driving the truck. He has since spoken with the police re: another person who might be able to give information re: that person. A “stop work order” was issued to W. Bowen as a result of this recent development.

L. Gursslin further stated that Monroe County was recently at the property re: the sanitary sewers; that their visit had nothing to do with the fill permit in question. Further, that W. Bowen did not want to appear this evening without his attorney present.

- D. Osborne questioned the status of moving the fill out of the flood plain. L. Gursslin stated that W. Bowen would like to move the fill to the perimeter of the property out of the flood plain. D. Olson stated that if the fill were removed from the flood plain, then the hydrology question would be off of the table. Applicant’s intent with regard to the 4/15/08 fill permit application is to leave the additional 300 cubic yards in the flood plain and to move it around.

- D. Osborne stated that he is dead-set against the Board granting the Applicant the fill permit; that W. Bowen “played the game” by contacting the DEC and the Army Corp. of Engineers to his benefit. According to the second fill permit application dated 4/15/08, he states that in 2007 “...there was some discussion (with the town) and no objections about the potential development of this parcel for future use as a building lot or a commercial site.”

- Chris Manna, Conservation Board member, commented that when the Conservation Board reviewed the SEQR for the first fill permit application in October 2007, she asked W. Bowen regarding his intentions with the property, and he said “nothing”; that the Conservation Board gave the SEQR a positive declaration in October 2007; that W. Bowen asked the Planning Board for permission to fix the oxbow and went ahead and did the work before he received permission; that W. Bowen’s correction of the oxbow was more than two hundred (200) linear feet (i.e. two hundred eighty (280) linear feet per research on Google Earth); that disturbing more than two

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TOWN OF CLARKSON - PLANNING BOARD

hundred (200) linear feet of any creek is not allowed; that the Conservation Board's recommendation at this time is that one or two (1 or 2) more turns be added back to the stream to slow down the velocity.

- Conrad Ziarniak, Zoning Board of Appeals Chairman, stated that he resides at 65 St. Katherine's Way, directly across the street from W. Bowen's property. He inquired whether further review has been made regarding the future impact that straightening out the creek will have upstream and downstream.
- J.P. Schepp stated that he looked at the watershed; he thinks that the issues as presented on W. Bowen's property are negligible; that the original fill permit (9/24/07) was to fill the former curved creek bed; that the Planning Board did not approve the straightening of the creek; that would have necessitated an earthwork/development permit. The Army Corp. of Engineers indicates that they do not care about W. Bowen's new fill permit application.
- R. Olson stated that he is not sure if there is a code that covers "straightening" a creek.
- J.P. Schepp stated that what W. Bowen has done is too small to measure from a "hydrology" point of view. Shawn Lessord, Conservation Board Chairman, stated that he disagrees because when water rushes and heads to the next curve, erosion occurs.
- Brian Lemon, Conservation Board member, stated that W. Bowen has taken advantage of the Town and he's taken advantage of the Army Corp. of Engineers; why can't the Planning Board take a stand and deny the fill permit application? R. Olson stated that the denial of a Planning Board Application requires authorization by L. Gurslin and the Town Board.
- R. Olson suggested that the Planning Board's action on the current fill permit application (4/15/08) should be tabled, and that SEQR should not be decided until after we hear from the Army Corp. of Engineers. He suggested that the Conservation Board write a letter to the Army Corp. of Engineers requesting that they inspect the property; that we should obtain their professional opinion.
- T. Schrage stated that we have all been "hood-winked".
- J.P. Schepp stated that the stream in question is a "Class C" stream, which is not a protected stream and is not navigable, therefore the DEC does not have jurisdiction.
- R. Olson stated that W. Bowen has exceeded the amount of 300 cubic yards permitted under the first fill permit granted in November 2007; that the minutes and the Notice of Decision from November 2007 were incorrect, but have since been corrected; that W. Bowen's time to appeal the correction has expired; that W. Bowen keeps telling the Boards that the Army Corp. of Engineers says that the additional fill is "ok"; R. Olson hopes the Army Corp. of Engineers takes a look at the property.
- D. Osborne stated that no action is to be taken at this time by the Planning Board.

2. Clarkson Heritage Commons – PBA 2008-8 3670 Lake Road, Tax Acct. #054.14-1-5.1 & 054.14-1-6.12

D. Osborne read the Resolution Adopting Negative Declaration, and discussion followed. J.P. Schepp reviewed his letter dated July 14, 2008 that summarized several concerns he had with regard to the project, and in particular, the following:

"8. A portion of the site is within the flood plain. The flood plain boundaries and elevation should be shown on the plans. The finish floor elevation should be reviewed based upon the flood plain elevation."

July 15, 2008

The Resolution Adopting Negative Declaration was tabled; the engineer needs to provide to the

TOWN OF CLARKSON - PLANNING BOARD

Planning Board a revised map showing the flood plain, at which time the matter will be referred back to the Conservation Board for further review.

T. Schrage mentioned that the wife of one of the engineers on this project is his employee; he inquired regarding a conflict of interest; D. Olson said no.

NEW BUSINESS

Re: Apple Tree – Vacant Property @ 7397 Ridge Road

Mention was made re: the possibility of a new business at the above property; that a DRC meeting is scheduled for Wednesday, July 23, 2008 @ 5:00 p.m. U. Liotta read aloud the broker's description of proposed use sent by email to the Deputy Town Clerk on July 9, 2008.

REVIEW OF MEETING MINUTES - Minutes from July 1, 2008

T. Schrage made a motion to approve the minutes; second by D. Osborne; unanimously carried.

NEXT MEETING:

The next meeting is set for August 5, 2008.

ADJOURNMENT

D. Osborne made a motion to adjourn at 8:15 p.m.; second by T. Schrage; unanimously carried.

Respectfully submitted,

Ursula M. Liotta, Deputy Town Clerk

Approved 8/5/08