

TOWN OF CLARKSON - PLANNING BOARD

MINUTES
October 21, 2008

PRESENT:

Board Members

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

Support Board Members

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

CALL TO ORDER

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

RESOLUTION ADOPTING NEGATIVE DECLARATION

054.04-1-32.21	7780 Ridge Road
Tax Account Number	Address of Property
Michael Farrell	Farrell Subdivision
Name of Applicant	Name of Project

WHEREAS, the Applicant requests site plan approval of a revised site plan for a single-family home to be built on a 6.7 acre parcel on the North side of Ridge Road (Rt. 104) and 2,870' West of the intersection with Sweden Walker Road (Rt.260); and

WHEREAS, this Board, by motion dated October 21, 2008 declared itself to be the Lead Agency for Purposes of SEQRA; and

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

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

WHEREAS, the developer has prepared and submitted Part 1 "Project Information" of the (long) 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 revised site plan dated September 9, 2008 prepared by DDS Engineers, and all of the items in the application, and having considered each an every impact in accordance with SEQRA

NOW, upon consideration of the above and all of the previous documents, discussion and debate, upon the motion of J. Jackson, seconded by D. Virgilio,

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 a length herein.
2. That this resolution shall take effect immediately. Upon a roll call vote, the votes were cast as follows:

Aye: S. Hanko; J. Jackson; D. Virgilio
Planning Board Members of the Town of Clarkson, Monroe County, New York

Whereupon the resolution was declared adopted.

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617.20

SEQR

Appendix A

State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1: Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2: Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3: If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

* A Conditioned Negative Declaration is only valid for Unlisted Actions

Farrell Subdivision
Name of Action

Town of Clarkson Planning Board
Name of Lead Agency

Donald F. Osborne <small>Print or Type Name of Responsible Officer in Lead Agency</small>	Conservation Board Chairman <small>Title of Responsible Officer</small>
X _____ <small>Signature of Responsible Officer in Lead Agency</small> Donald F. Osborne	X _____ 10/8/08 <small>Signature of Preparer (If different from responsible officer)</small> Shawn Lessor
X _____ <small>Date</small> Scott R. Hanko	_____ 10/24/08 <small>Date</small>

Sub Chairman for Donald F. Osborne

10/17/08
CC: P.B., R.O., L.G., P.D.

PUBLIC HEARING

Re: Michael Farrell, 7780 Ridge Road, Tax Acct. #054.04-1-32.21
For site plan approval of a revised site plan

S. Hanko read the legal notice and asked for a brief overview of the project. John Clarke, DDS Engineers, introduced himself, reviewed the project, and presented the revised site plan showing the delineation of the federal wetlands.

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J. Clarke further stated that the Army Corp. of Engineers is in agreement with the plan and they will have the approved permits to the Town by the end of this week; that Monroe County Department of Planning & Development submitted its response and there were no new comments; that there were no new concerns from JP Schepp, Town Engineer.

S. Hanko asked for comments from the public:

Kermit Mercer, 7816 Ridge Road, stated that he is the neighbor to the west of the subject property; that what the Army Corp of Engineers has done is called "mitigation", i.e. when the wetland is considered "their" property; that the delineation of the wetlands is very good and he thinks ACE has done a good job; also, that connecting to the sewer line is good.

S. Hanko called for a motion to close the Public Hearing; motion made by J. Jackson, second by D. Virgilio; unanimously carried.

Further discussion: • R. Olson questioned the use of the fill that will be removed from the existing driveway. J. Clarke explained that it is to be used for the new driveway. • The Applicant stated that he's not sure if there will be any excess fill, but if so, it would be used around the house and elsewhere outside the wetlands. • S. Hanko questioned the MCDP&D's response re: agriculture, and JP Schepp stated that there is no concern. • The Board discussed that NYS DOT had previously approved the driveway. • The Board discussed that the Notice of Decision needs to be made contingent upon the receipt of the Army Corp of Engineers permit(s); that the Applicant cannot do anything without the ACE permit(s). • J. Jackson inquired re: the length of the Applicant's new driveway, and whether he would have a turn-around. The Applicant stated that the driveway will be approximately three hundred fifty (350) feet long and there will be a turn-around.

D. Virgilio made a motion to grant Applicant's request for site plan approval of the revised site plan subject to the following:

1. Receipt of Nationwide Permits from the Army Corps of Engineers;
2. Compliance with the Town Engineer's recommendations;
3. No construction shall commence and no building permit shall be issued until:
 - A. The Town Engineer signs the map and approves of the drainage plans to control possible underground springs in the area.
 - B. The Army Corps of Engineers issues its permit and approval.

J. Jackson second the motion; unanimously carried.

NEW BUSINESS

Marilyn Duryea, 4026 Lake Road, Tax Acct. #69.05-01-28 and 69.05-01-29
Resubdivision Plan of Lot 22 of the Island View Estates – Section 1

Bernard Schmieder, PE, LS, representing M. Duryea, stated that he worked on subdividing the Duryea's property a couple of years ago; that the family listed the parcel w/the house for sale; that they couldn't get the selling price they wanted for the house and are now selling the parcel to the daughter; that he has redrawn the map to include an additional fifty nine point one five (59.15) feet to the N so as to include the flower garden.

Discussion followed re: this Board's ability to waive further subdivision review. D. Virgilio made a motion to waive further subdivision review and granted B. Schmieder's request to redraw the map as stated above. J. Jackson second the motion; unanimously carried. No further action is required by this Board, just the signing of the final map.

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OPEN FORUM None

OLD BUSINESS

1. **Jack Hall**, 650 Lawton Road – status report from L. Gursslin
2. **Ben Adams**, Creekwood Archery, 461 Lawrence Road – status report from L. Gursslin

L. Gursslin was not present to report on the above matters. Discussion followed. The matters will be on the November 18th agenda.

REVIEW OF MEETING MINUTES - Minutes from October 7, 2008

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

NEXT MEETING:

November 18, 2008 at 7:00 p.m.

ADJOURNMENT

S. Hanko made a motion to adjourn at 7:30 p.m.; second by J. Jackson; unanimously carried.

Respectfully submitted,

Approved 11/18/08

Ursula M. Liotta, Deputy Town Clerk