

**TOWN OF CLARKSON**  
**PLANNING BOARD - MINUTES**

**November 18, 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 Gursclin  
\*\* 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 reviewed the agenda.

**OPEN FORUM**

1. **Arnold & Susan Bauerle, 3666 Redman Rd.**  
Re: Resubdivision - combining adjacent properties into one tax account number  
Tax Acct. #053.01-1-20.1 (1.15 acres, RS-20) and #053.01-1-22 (3.5 acres, Hwy. Com.)

D. Osborne asked the Applicants to explain their intention with regard to the two properties. S. Bauerle stated that they do not have any intentions other than to preserve their privacy; that their main objective is to combine the two parcels into one tax account number (as residential, RS-20) for a property tax savings.

R. Olson stated that the Town's Code recognizes that combining two differently zoned parcels is possible, but that it may be difficult to return the two parcels to its original zoning after it's been combined. R. Olson suggested that the Applicants have a survey prepared and provide it to the Board so that the configuration of the land may be reviewed, and then the Board will decide how to proceed.

2. **Joe Scarfone, Atlas Process Systems, 55 Clarkridge Dr., Tax Acct. #55.04-01-17.116**  
Re: Special Permit for Change in Use

J. Scarfone introduced himself, and stated that he purchased the former RCS Development building at 55 Clarkridge Drive and intends to use it as a second site for his business, which is primarily a welding and metal fabrication shop for food and beverage manufacturers; that they will be using the existing facility and not be making any additions to the building; that the office space is two thousand (2000) sq. ft., and the shop is nine thousand (9000) sq. ft.; that on the outside of the building to the East, near the bay door, he would like to construct a portable/moveable pipe rack for storage.

R. Olson suggested that we obtain the prior owner's file and review the site plan and approvals that were granted in 2005; that if there is no significant change in use, this Board could waive further site plan approval. R. Olson asked L. Gursclin if he has had a chance to look at the property yet; L. Gursclin replied no. R. Olson suggested that L. Gursclin review the RCS Development file to see if the Certificate of Occupancy is current and other permits issued. This matter is to be continued on December 2, 2008.

**NEW BUSINESS**

1. **Brunson, Scott – PBA #2008-11; James Glogowski, Surveyor**  
Re: Application for Site Plan Approval  
100 Clarkridge Dr., Tax Acct. #055.040-01-017.113

J. Glogowski introduced himself, and stated that the Applicant plans to build a metal building now, and a thirty x thirty (30 x 30) foot office/showroom in the future. He distributed a revised site plan to the Board per JP Schepp's letter of comments dated November 4, 2008. JP Schepp stated that J. Glogowski has met most of his concerns on the site plan revision, and personally addressed other concerns with him.

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D. Osborne asked the Applicant if he intends to sell cars. The Applicant replied no; that he will be doing hot rod modifications and repairs.

The Applicant was asked if he intends to put a fence around the property. The Applicant stated that he has considered it, and R. Olson stated that now is the time to show a fence on the revised map so that he does not have to come back to ask for a fence permit in the future.

R. Olson stated that the Applicant must apply to the Zoning Board of Appeals for a sign permit. The Applicant stated that signage would be on the building itself, not at the Ridge Road entrance; that he generates his business from car shows and private contacts.

J. Jackson inquired about man-doors. The Applicant stated that the building will have two (2) man-doors.

D. Virgilio asked the Applicant if he considered a drive-thru. The Applicant stated yes.

L. Gurslin asked the Applicant if he will have a dumpster on site. The Applicant replied no; most of his waste will be metal and he will scrap the same.

D. Osborne recited the following:

**RESOLUTION ADOPTING NEGATIVE DECLARATION**

055.04-1-17.113

Tax Account Number

Scott Brunson

Name of Applicant

100 Clarkridge Dr.

Address of Property

Brunson Subdivision

Name of Project

**WHEREAS**, the Applicant requests site plan approval of a site plan for a metal building for auto repair/custom work business to be built on a 6.0 acre parcel at 100 Clarkridge Drive, West Ridge Industrial Park Subdivision; and

**WHEREAS**, this Board, by motion dated November 18, 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 surveyor 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 site plan dated September 9, 2008 prepared by James K. Glogowski, PLS, 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 D. Osborne, seconded by J. Jackson,

**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:

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

Whereupon the resolution was declared adopted. A Public Hearing is scheduled for Tuesday, December 2, 2008 at 7:00 p.m. and the legal notice will be posted.

*Brunson - 100 Clarkridge Dr.*

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

<p>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.  <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)</p> <p>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: <i>NO</i></p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: <i>NO</i></p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: <i>NO</i></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: <i>NO</i></p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: <i>NO</i></p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: <i>NO</i></p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly: <i>NO</i></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 <b>MAY</b> 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 <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide, on attachments as necessary, the reasons supporting this determination.</p>	
<p><i>Town of Clarkson Planning Board</i> Name of Lead Agency</p>	<p><i>Donald F. Osborne</i> Date</p>
<p><i>Donald F. Osborne</i> Print or Type Name of Responsible Officer in Lead Agency</p>	<p><i>Chairman</i> Title of Responsible Officer</p>
<p><i>X Donald F. Osborne</i> Signature of Responsible Officer in Lead Agency</p>	<p><i>X Shawn Lessard</i> Signature of Preparer (if different from responsible officer)</p>
<p><i>Donald F. Osborne</i></p>	<p><i>Shawn Lessard, Chairman</i></p>
	<p><i>X 11/12/08</i> Date</p>

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2. **Bruno, Sean – PBA #2008-12;** William Holding, Builder  
Re: Application for Special Permit  
Lot 10, Mission Hill, Tax Acct. #69.01-01-22

W. Holding introduced himself as the builder for S. Bruno and his wife, Mary, and explained the Applicant's request for a Special Permit for a second kitchen in a separate living area in the new home. S. Bruno stated that the purpose for the second kitchen/living area is to accommodate his mother moving in with his family.

R. Olson explained that the Town's Code allows for an accessory apartment in RS-10 zoning, so long as the homeowner lives in the residence, and if the Board grants the Special Permit, one of the conditions will be that it converts back to a single-family if the homeowner moves out.

The Board decided that no SEQR is required. A Public Hearing is scheduled for Tuesday, December 2, 2008 at 7:00 p.m. and the legal notice will be posted.

**OLD BUSINESS**

1. **Cy Heckman, 3149 Sweden Walker Road – status report**

L. Gursslin stated the following: that the house does not pass inspection; • the upstairs quarters are very plush, but there is no drywall/firewall between the garage and the living space; • the outside staircase does not meet code with re: to the rails and steps; he cannot figure out how they are attached to the structure; that he is very concerned about the staircase; • that four x four (4 x 4) supports posts are missing from the foundation; • overall, C. Heckman is partially finished w/bringing the house up to code, and is doing the work as money allows and he does not expect anymore work to be completed before year end 2008; • that it is not his job to suggest corrections to C. Heckman's issues.

R. Olson asked L. Gursslin if anyone was living in the upstairs garage apartment. L. Gursslin stated that he saw couches, a TV, chairs, bedding, but did not see any clothes or other persons present while he was in the apartment.

D. Virgilio asked if C. Heckman is being amenable, and L. Gursslin stated yes; he is not being combative.

R. Olson suggested that L. Gursslin write a letter to C. Heckman summarizing his findings.

U. Liotta asked that L. Gursslin provide her w/a copy of the letter for the file, and in order to provide the same to the Board.

2. **Jack Hall, 650 Lawton Road – status report**

L. Gursslin stated the following: that he mailed a letter to J. Hall on 10/21/08 granting a forty-five (45) day extension on the fill permit to 11/14/08; • that he went to the property on 11/11/08 and found that most of the fill is now hard because of the cold weather; • that the grade work is 90% finished, and there is nothing adverse to the grade as is, if it not finished until Spring 2009; • that the fill permit has been diared for six (6) months for completion of the work; • that L. Gursslin will follow-up with a letter to J. Hall to advise of the new date, i.e. May 14, 2009, with a copy to U. Liotta for the file, and in order to provide the same to the Board.

R. Olson stated that the Town should be more demanding with re: to fill permits; that the Code may have to be re-written.

3. **Ben Adams, Creekwood Archery, 461 Lawrence Road – status report**

L. Gursslin stated the following: that B. Adams was to make a new drawing showing that the outdoor range has been moved, and that L. Gursslin was to review the drawing with Mr. & Mrs. Sausa; • that B. Adams told L. Gursslin that he is no longer using the outdoor range, and there is now no reason to submit a new drawing, but if that changes, he will do so at that time; • that on

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10/29/08, L. Gursslin spoke with L. Sausa, and although she has seen no activity for some time now, she asked that B. Adams' comments be put in writing.

L. Gursslin stated that B. Adams does not want to put anything in writing. R. Olson stated that it needs to be put in writing by L. Gursslin, and that the letter be sent by regular and certified mail.

U. Liotta asked that L. Gursslin provide her w/a copy of the letter for the file, and in order to provide the same to the Board.

**4. Michael Farrell, 7780 Ridge Road – re: permits required; mylar to be signed**

R. Olson stated that he understands that the Army Corp of Engineers has granted M. Farrell an extension of time from “November 31, 2008” to December 31, 2008 for “the removal of the required material and restoration of the area to pre-disturbance grade” per their letter dated October 22, 2008.

The final mylar for said property was submitted for signatures by DDS Engineers, and all persons required to sign did so at the meeting.

**5. Clarkson Heritage Commons, Lake Rd./Route 19 – status of N/D contingencies**

JP Schepp stated that the engineers provided nice drawings with extensive landscaping; that all engineering issues have been wrapped up. R. Olson read aloud the terms and conditions of the Notice of Decision, and the Board agreed that items 1-3 have been fulfilled. D. Osborne made a motion to that effect; second by S. Hanko; unanimously carried.

The flood plain development permit referenced as item 4 in the Notice of Decision has yet to be issued by L. Gursslin.

**6. Marilyn Durvea – 4025 Lake Rd., resubdivision – mylar to be signed**

The final mylar for said property was submitted for signatures by Bernard Schmieder, Surveyor, and all persons required to sign did so at the meeting.

**OTHER:** L. Gursslin stated the following:

1. That a new matter may be upcoming w/re: to a resident who would like to open a dog grooming business.

2. That he has been dealing w/residents who have been receiving letters from an agency that is contacting the residents' mortgage companies and insurance companies, telling them that the properties are in flood zones, and that the residents now need flood insurance. L. Gursslin is trying to work w/the residents and all parties involved, and he states that it is very time consuming.

3. That he submitted his letter of resignation to the Town Board, but he will stay on until his replacement is hired, for an easy transition.

**REVIEW OF MEETING MINUTES - Minutes from October 21, 2008**

D. Osborne thanked S. Hanko for covering the last meeting as Chairman in his absence.

S. Hanko made a motion to approve the minutes; second by J. Jackson; unanimously carried.

**NEXT MEETING:**

December 2, 2008 at 7:00 p.m.

**ADJOURNMENT**

J. Jackson made a motion to adjourn at 8:15 p.m.; second by S. Hanko; unanimously carried.

Respectfully submitted,

**Approved 12/2/08**

Ursula M. Liotta, Deputy Town Clerk