

TOWN OF CLARKSON
PLANNING BOARD - MINUTES

January 6, 2009

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 Gurslin **
** Excused

CALL TO ORDER

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

PUBLIC HEARING

- 1. Kristopher Oaks – PBA #2008-13; Schultz Engineering**
Re: Application for Site Plan Approval
40 Clarkridge Drive, Tax Acct. #055.04-1-17.111

D. Osborne read the legal notice aloud and opened the Public Hearing. He asked the Applicant or his representative to briefly explain the application, and to bring the Board up to date from the last meeting on December 16, 2008.

David Matt, Schultz Associates, presented a revised map and explained the changes made per the directives at the December 16th meeting.

D. Osborne asked for any comments from the public.

Duane Fox, Atlas Process Systems, 55 Clarkridge Drive, Clarkson, NY

D. Fox: He introduced himself, and stated that the company is concerned with the esthetics of the proposed site plan; that their building has a very nice appearance and they propose to build on the lot to the north in the future; that they are concerned about the area continuing to look nice.

K. Oaks: He said that he wants his project to look nice as well.

D. Fox: Will there be an on-site office?

K. Oaks: No; that rentals will be by appointment; that the site will be gated with a code system on the gate; that all renters will have a pass code for access. Accessibility will be from 6 am to 9 pm.

Discussion continued between D. Fox and K. Oaks after further review of the site plan. K. Oaks showed a flyer to the Board and the Public that had photographs of the type of storage units he intends to erect at the site.

Joe Scarfone, Atlas Process Systems, 55 Clarkridge Drive, Clarkson, NY

J. Scarfone: Inquired regarding the outdoor storage of recreational vehicles, boats, trailers, etc.

K. Oaks: Stated that the revised site plan shows where the outdoor storage will be on the property, i.e. always behind the units at each phase of construction.

Terry Hoover, Atlas Process Systems, 55 Clarkridge Drive, Clarkson, NY

T. Hoover: Questioned the distance from the lot line on the E to the first storage unit.

K. Oaks: Seventy-five (75) feet.

T. Hoover: Stated that she is concerned about the traffic and/or parties.

K. Oaks: Verified that there will be a security light on each unit.

S. Hanko made a motion to close the Public Hearing; second by T. Schrage; unanimously carried.

Discussion:

D. Virgilio: Asked regarding the pass code to get into the lot and when the gate would be activated.

K. Oaks: Stated that access would be limited to the hours of availability (6 am – 9 pm) unless he makes an exception in his discretion.

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R. Olson: Asked if the Fire Department has looked at the site plan; the answer was no.

JP Schepp: Stated that there are fire hydrants on Clarkridge Drive, one directly across the street from the site and fire protection should not be a concern.

K. Oaks: Stated that the units will not have fire suppression built in.

S. Hanko: Asked if Applicant planned to put a dumpster on site.

K. Oaks: Maybe a small one.

S. Hanko: Assuming all fourteen units are built and rented, will Applicant still look to rent for outdoor storage?

K. Oaks: As he mentioned at the last meeting, he would leave out the last two (2) units to still have room for the outdoor storage.

T. Schrage: Wanted to make sure that the outdoor storage will always be behind the units.

K. Oaks: Yes.

D. Osborne called for a motion. S. Hanko stated that the Notice of Decision should include the following:

1. any outdoor storage will be kept to the W and E of the hedgerow throughout the all of the building phases;
2. any outdoor storage will be kept shielded behind the storage units;
3. plantings of at least 4-5' be used for the hedgerow
4. a six (6) foot wrought iron fence will be erected to the N and E property lines

K. Oaks interjected that he would like to be able to use his discretion regarding trees vs. fencing; that he originally offered the idea of a wrought iron fence for the esthetics, but found out that it is quite expensive.

Discussion followed regarding what type of fencing should be used and where; perhaps a black chain link fence on the S, N and W sides. J. Scarfone suggested that his company could make a fence for the Applicant, and they would be happy to draw up some ideas. R. Olson suggested that Applicant talk to his neighbors and come up with some options to show the board at the next meeting.

The Board agreed to table the motion until January 20, 2009.

OPEN FORUM None

NEW BUSINESS None

OLD BUSINESS

1. **Cy Heckman, 3149 Sweden Walker Road:** The Board reviewed the L. Gurslin's email dated 12/17/08 regarding his most recent permit for a one-story two-car garage/barn.
2. **Clarkson Heritage Commons:** all necessary parties signed the Mylar. R. Olson stated that U. Liotta will prepare a Final Determination notice stating that all conditions of the Notice of Decision have been met, and the same will be signed by the Building Inspector.

OTHER

1. **Blakes Landing – Rental Housing Project in the Town of Clarkson:** The Board reviewed the letter dated 12/12/08 from Maggie Brooks, Monroe County Executive. The letter was submitted *“as confirmation of Monroe County’s support for the ... project and to indicate that Blakes Landing is a priority senior (age 62+) rental housing project for Monroe County. Further, it stated that Monroe County is committed to “... \$200,000 of Home Investment Partnerships Program (HOME) funds for on-site construction costs to enhance the feasibility of this project”.*
2. **Direct Deposit:** U. Liotta explained that the Assistant to the Supervisor, Bill Ey, suggested that if the Board members wish to have their pay for services as Board members deposited directly into their bank accounts, all they need to do is provide him with a deposit slip.

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REVIEW OF MEETING MINUTES - Minutes from December 16, 2008

D. Osborne made a motion to approve the minutes; second by S. Hanko; unanimously carried.

NEXT MEETING:

January 20, 2009 at 7:00 p.m.

ADJOURNMENT

D. Osborne made a motion to adjourn at 9:15 p.m.; second by J. Jackson; unanimously carried.

Respectfully submitted,

APPROVED January 20, 2009

Ursula M. Liotta, Deputy Town Clerk