

TOWN OF CLARKSON
PLANNING BOARD - MINUTES

June 2, 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
Chad Fabry, Bldg. Inspector/Code Enforcement
Ursula Liotta, Building Department Coordinator
*excused

CALL TO ORDER

D. Osborne called the meeting to order at 7:00 p.m. asked that cell phones be silenced. He led all present in the Pledge of Allegiance and asked for a moment of silence for the victims of the recent air crash.
D. Osborne also reviewed the agenda.

OPEN FORUM

1. **Brian Baxter**, 87 acres on Redman Road, Tax Acct. #039.03-1-19.11, Zoned RS-20
Re: Driveway permit; intended use of land

B. Baxter introduced himself and stated that he was asked to appear before open forum this evening by U. Liotta, because of her telephone conversation with the Monroe County Department of Transportation Permit Office earlier in the day; that there was some confusion re: the request for the driveway permit; that the MCDOT indicated that they do not issue permits for driveways that go “nowhere”; that they require a site plan if it’s intended to be residential. B. Baxter explained to the Board that it is not proposed residential use; that he wants to have a culvert and driveway put in for agricultural use only; that no building is planned.

R. Olson directed U. Liotta to write a letter to the Monroe County Department of Transportation Permit Office and explain that at this point in time under our code, there is no need for site plan, but that B. Baxter does need access to his own property. R. Olson told B. Baxter that if obtaining driveway access continued to be a problem, to please contact the Board and we will see where the discrepancy lies.

C. Fabry questioned the 38’ frontage per the tax records vs. the 138’ per the tax map. B. Baxter stated that the correct figure is 138’. R. Olson stated that B. Baxter should verify that figure w/his deed and to make sure that it is in fact correct.

OLD BUSINESS

1. **Jack Hall**, 650 Lawton Road – fill permit extension – deadline 5/14/09 – status

J. Hall stated that he spread approximately 10-25 yards of fill on the west side of the property before the last meeting on May 19, 2009, but has more to move; that he would like to leave approximately 125 sq. ft. as is; that there is some gravel down now, but he will need to get more in order to park his equipment on it; that the area has all been graded and there are no sharp cutoffs.

C. Fabry visited the site and drew a sketch that was previously presented to the Board; that J. Hall has approximately 200 yards of fill yet to be moved.

R. Olson asked J. Hall re: what type of equipment he planned to park; J. Hall stated his farm equipment, i.e. tractors, wagons, balers, other farm implements.

D. Virgilio suggested that this Board extend the fill permit until the first meeting in July to bring it to closure. D. Osborne made a motion to extend the fill permit until the July 7, 2009 meeting; second by J. Jackson; unanimously carried.

2. **Brockport Federal Credit Union – PBA #2009-5**

Final Site Plan Approval – construction of commercial building to house the BFCU
@ Corner of West Avenue & Sunset Center Lane, Tax Acct. #068.020-1-43.1

David Matt, Schultz Engineering, stated that it was his understanding that there were three (3) concerns remaining after the May 19th meeting:

- 1) Sidewalk: it has been addressed and is shown on the new site plan provided to the Board;
- 2) Pond: JP Schepp received the revisions today;
- 3) Monroe County DOT widening shoulders request: as of today, the developer is under contract to have a traffic analysis done and based on the outcome, it will be taken care of one way or another.

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JP Schepp stated that the only outstanding issue is the shoulder widening originally requested by NYS; that West Avenue is now a County road; the developer thought it was a wise idea to do a study to reflect the current traffic needs. The developer has agreed to do any required work but if not, the town will do the work and back charge the developer.

R. Olson stated that when the original shoulder widening issue was decided, it area was all commercial use, but it has been rezoned to RS-10, residential suburban, and that may make a difference.

S. Hanko asked re: what happens if the Applicant's project moves forward as is. JP Schepp stated that the County wants to see what's needed based on the results of the traffic analysis; that the developer needs approval from the Monroe County Department of Transportation.

R. Olson stated that we could allow a building permit and hold the Certificate of Occupancy which would allow for the project to go forward while the outstanding issues are resolved. R. Olson stated that the town is in a position to do the work next year.

Board discussion followed. JP Schepp stated that he doesn't believe the new traffic analysis report will support the shoulder work. C. Fabry asked if the work shouldn't be done anyhow; R. Olson stated that the zoning has changed since December 9, 1997, the date of the Resolution, and the traffic was just projected at that time. JP Schepp stated that the traffic study can now give real numbers. D. Matt stated that it takes two weeks to do a traffic study.

The condition should be no c/o until the county is satisfied that adequate provisions have been made for the turning lane from West Avenue.

T. Schrage made a motion as follows: That the Planning Board hereby approves the final site plan, contingent upon the Certificate of Occupancy being granted only after the requirements of the traffic pattern study and the subsequent roadwork have been satisfied by the Monroe County Department of Transportation. Second by D. Virgilio; unanimously carried.

NEW BUSINESS

1. **Julie Michels**, 2467 Ireland Road – site plan review
Tax Acct. #041.01-1-33.002
Presented by Adam Freeman, LandTech Surveying & Planning

Adam Freeman, introduced himself and stated that the Applicant would like to build a single family home and a pole barn at the site; that the lot was subdivided in 1999 as Lot 3 of the Jones Ireland Subdivision, but was not an approved building lot; that the Applicant, who lives out of state, would like to clear the lot in order to put in a driveway, and then construct a pole barn to be used for storage while the house is being built; that the Applicant may wish to run electric to the barn.

R. Olson stated that based on the location of the pole barn on the site plan, it cannot be used for horses or other farm animals as is; that A. Freeman may wish to discuss moving the barn to 100' from the property line in the event they choose to have farm animals one day; plus it would increase the marketability of the property if they were to sell in the future.

JP Schepp stated that A. Freeman has addressed all of the concerns noted in his May 5, 2009, except that the site plan needs to show the contour of the pond, distances, etc.

The Board discussed referring the matter to Monroe County Department of Planning & Development; that the Conservation Board will review SEQR at their meeting on June 10, 2009; further, the Public Hearing will be scheduled for June 16, 2009.

1. **Diane M. Gerow**, 2176 Lake Road – redevelopment/change in use
Tax Acct. #029.03-1-31

D. Gerow introduced herself and stated that she proposes to lease space from Dan Hale at the above address for a hair salon, called "Tru Colours"; that her hours of operation would be by appointment only: Wed. & Thurs. 10-8; Fri. 10-5; Sat. 9-3; that her services will include, haircuts of both men and women, color, perms and waxing; no nails; some sale of retail products.

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C. Fabry stated that each business at the property address has its own entrance; that there are sufficient bathroom facilities present; that each tenant unit also has access to a common area with egress from that area; that the proposed signs for tenant will not clash w/any other tenant signs because of how the building entrances are set up; that there is a grassy knoll on the property that could accommodate a sign listing all of the tenant businesses.

Discussion followed. The Public Hearing will be scheduled for June 16, 2009.

REVIEW OF MEETING MINUTES from May 19, 2009

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

NEXT MEETING: June 16, 2009 at 7:00 p.m.

ADJOURNMENT:

S. Hanko made a motion to adjourn at 8:00 p.m.; second by T. Schrage; unanimously carried.

Approved 6/16/09

Respectfully submitted,

Ursula M. Liotta
Bldg. Dept. Coordinator