

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

June 16, 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 reviewed the agenda.

OPEN FORUM

1. **Lifetime Assistance, Inc.**, 100 Horizon Park – proposed recreation field
Tax Acct. #054.01-1-22.112

Dennis Brown, program director for Lifetime Assistance stated that the organization would like to build a recreation field at 100 Horizon Parkway; that he had spoken with Paul Kimball, Town Supervisor and JP Schepp, Town Engineer, about the plan; that he filled out the Planning Board application only as an informational tool for the Board.

C. Fabry asked regarding the extent of any site work, i.e. moving soil or fill needed. D. Brown stated that they will just be clearing the area by removing trees and shrubs; they will not be removing soil and will not bringing in fill; that there will be no structure at the site.

JP Schepp explained there is a creek/floodplain that zigzags across the property; that there are some federal wetlands, and a Class C unprotected stream. So long as the project stays clear of these areas, it is ok with this Board that the organization proceed with their plans.

PUBLIC HEARING

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

D. Osborne opened the Public Hearing by reading the legal notice, and asked the Applicant's representative to briefly explain the project.

A. 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 Applicant lives out of state and would like to clear the lot in order to put in a driveway, and construct a shed to be used for storage while the house is being built; that the Applicant does not intend to use the storage shed for livestock, and therefore chose not to change its position on the site plan.

RESOLUTION ADOPTING NEGATIVE DECLARATION

041.01-1-33.002
Tax Account Number

2467 Ireland Road
Address of Property

Julie Michels
Name of Applicant

WHEREAS, the Applicant requests site plan approval of a single family home at 2467 Ireland Road, Town of Clarkson, County of Monroe, State of New York.

WHEREAS, this Board, by motion dated June 16, 2009 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, the Town Conservation Board; and

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

WHEREAS, the developer prepared and submitted the Short Environmental Assessment Form; and

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

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WHEREAS, this Board having thoroughly reviewed the Short Environmental Assessment Form, the Recommendation from the Conservation Board, the Site Plan of the Jones-Ireland Subdivision, Parcel 3, prepared by LandTech Surveying & Planning PLLC, dated February 16, 2009, and all other items in the application, and having considered each and 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 D. Virgilio,

BE IT RESOLVED

1. That the Planning Board hereby adopts a Negative Declaration, that the SEQR Determination of Significance is 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. No roll call was taken. Whereupon the resolution was declared adopted by the Planning Board Members of the Town of Clarkson, Monroe County, New York.

Re: 2467 Ireland Road

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? <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? <input checked="" type="checkbox"/> Yes <input 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:</p> <p style="text-align: center; border: 1px solid black; padding: 5px;"><i>NO</i></p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p style="text-align: center; border: 1px solid black; padding: 5px;"><i>NO</i></p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p style="text-align: center; border: 1px solid black; padding: 5px;"><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:</p> <p style="text-align: center; border: 1px solid black; padding: 5px;"><i>NO</i></p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:</p> <p style="text-align: center; border: 1px solid black; padding: 5px;"><i>NO</i></p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:</p> <p style="text-align: center; border: 1px solid black; padding: 5px;"><i>NO</i></p> <p>C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:</p> <p style="text-align: center; border: 1px solid black; padding: 5px;"><i>NO</i></p>	<p>If yes, coordinate the review process and use the FULL EAF.</p> <p>If No, a negative declaration may be superseded by another involved agency.</p> <p>(Answers may be handwritten, if legible)</p> <p>Explain briefly:</p>
<p>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:)</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
<p>E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	

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>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>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><i>Town of Clarkson Planning Board</i> Name of Lead Agency</p> <p><i>Donald F. Osborne, Chairman</i> Print or Type Name of Responsible Officer in Lead Agency</p> <p><i>X Donald F. Osborne</i> Signature of Responsible Officer in Lead Agency</p>	<p><i>6/16/09</i> Date</p> <p><i>Chairman</i> Title of Responsible Officer</p> <p>_____ Signature of Preparer (If different from responsible officer)</p>

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D. Osborne called for comments from the public; none were offered.

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

Board discussion:

T. Schrage questioned the proposed propane tank near the proposed storage shed on the site plan; that the storage shed is not to be used for living quarters. J. Jackson added that it is not to be used for live stock. D. Osborne made a motion that a note be added to the final site plan that there shall be no occupancy of the storage shed; second by J. Jackson; unanimously carried.

JP Schepp stated that the pond issues were addressed with A. Freeman, and there were no other engineering concerns.

S. Hanko made a motion that the Planning Board grant site plan approval to the Applicant; second by D. Virgilio; unanimously carried.

2. Diane M. Gerow, 2176 Lake Road, Tax Acct. #029.03-1-31
Redevelopment / change in use

D. Osborne opened the Public Hearing by reading the legal notice, and asked the Applicant to briefly explain the project. 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; that she will be the only employee.

D. Osborne called for comments from the public; none were offered. S. Hanko made a motion to close the Public Hearing; second by T. Schrage; unanimously carried.

Board Discussion

S. Hanko stated that if the hours of operation were between 10-8 pm, he wanted to be sure that there was sufficient lighting on the building after dark. C. Fabry stated that as part of the renovations to the building, he’ll be sure that sufficient lighting is in place prior to issuing the C/O. JP Schepp stated that he had no engineering concerns.

J. Jackson made a motion that the Planning Board grant Applicant’s request for a Special Use Permit - Change in Use; second by D. Virgilio; unanimously carried.

OLD BUSINESS None

NEW BUSINESS

1. William Holding Builders, Applicant
Liberty Cove Subdivision/Mission Hill Drive - seeking final approval for Section 4
Tax Acct. #69.01-01-1.12 and 54.18-03-41
Presented by: Bernard Schmieder, PE, LS

B. Schmieder introduced himself as the engineer of the project for William Holding Builders. He stated that the builder was seeking final approval on Section 4 of the development. B. Schmieder stated that he, W. Holding, JP Schepp and D. Goodwin met last week to review the final plans for Section 4. He explained, in part, as follows:

- that this section’s storm water is a gravity sewer;
- that the manhole already has a tie-in to the sanitary trunk;
- that the rear lots swale to the storm water quality pond;
- that last week’s meeting discussed maintenance of the pond, and David Goodwin, Highway Superintendent is satisfied;
- that the plans have been submitted to the MCWA and the MCDPH.

JP Schepp reiterated issues from last week’s meeting and that maintenance for the open ditches will not be dedicated to the town until future phases; that the swale is the right solution for the capacity; that he and B. Schmieder addressed other maintenance issues, i.e. sidewalks and crosswalks, and ironed out all engineering concerns.

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R. Olson stated that he had petitions that required W. Holding's signature re: the establishment of the following districts: water, drainage, sanitary sewers, sidewalks, and lighting, and he signed the same.

D. Osborne asked for comments from the board. S. Hanko inquired regarding the issues of the escarpment that were discussed at the Public Hearing in May. W. Holding stated that he will clean up the area when they start to build there.

D. Virgilio made a motion to grant the Applicant's request for final site plan approval of section 4, contingent upon the town engineer's comments; second by S. Hanko; unanimously carried.

Other

1. Change time for meeting to 6:00 pm

The Board discussed the idea and agreed to change the meeting time for the months of July and August to 6:00 pm; that the meetings would resume at 7:00 pm from September through April 2010; that as of May 2010, the meeting time may again be changed to 6:00 pm for the summer months.

2. Pond fish issue

The Board discussed a resident's issue re: the DEC requiring him to obtain the Planning Board's permission to put certain fish in his pond to help with the pond growth; that there is a drainage easement on the property; C. Fabry stated that he would contact the resident directly to help sort out what needs to be done.

3. Lawton Estates, Section III, Lot B

JP Schepp stated that he looked at the individual site plan from 1981 re: the viability of a new build; that it was part of a multi-lot subdivision; that only re-approval for the individual sewage disposal system needs to be obtained from the Monroe County Department of Public Health; that it does not have any engineering issues; that it's a 10 acre lot; that it's zoned RS-20. Board discussion followed; there is nothing further for this Board to do w/regard to the site plan; the design engineer will be advised to move forward with the build.

REVIEW OF MEETING MINUTES from June 2, 2009

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

NEXT MEETING: July 21, 2009 at 7:00 p.m.

J. Jackson made a motion to cancel the July 7, 2009 meeting due to the holiday; second by T. Schrage; unanimously carried.

ADJOURNMENT:

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

Approved 7-21-09

Respectfully submitted,

Ursula M. Liotta
Bldg. Dept. Coordinator