

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

December 15, 2009

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. He led all present in the Pledge of Allegiance, and called for a moment of silence for the men and women in the military who will not be home for the holidays. D. Osborne also reviewed the agenda and asked that cell phone ringers be deactivated.

PUBLIC HEARING

1. **Double A Ranch Subdivision – PBA #2008-9 - continuation**
Subdivision & Site Plan Approval @ NW Corner of Lawrence Rd. & Clarkson Parma TL Rd.
Tax Acct. #031.03-1-8.21, Zoned RS-20
Presented by: Daryl Carmichael (Arnold E. Carmichael, PC & Associates)

D. Carmichael stated in part, as follows:

- That since the last time he appeared on October 20, 2009, his office has cleaned up the site plan and added two pages of notes re: the history of the plan revisions. R. Olson stated that the changes are fine.
- That he is still discussing the catch basins and septic systems w/Monroe County; that he has not yet received their comments.
- That he changed the setback on lot #1.
- That per Monroe County’s request, he will try to save as many trees as possible on site.
- That the driveways have been relocated, and one was taken out.

Since this is a continuation of the Public Hearing, D. Osborne asked if anyone wished to comment; none were offered. J.P. Schepp stated that the engineering issues have been addressed; that prior to construction, they will need to establish a letter of credit, and the drainage easement needs to be filed.

There was no further discussion; J. Jackson made a motion to close the Public Hearing; second by Scott Hanko; unanimously carried.

D. Virgilio made a motion that this Board grants subdivision and site plan approval, with the following conditions:

1. That a letter of credit in an amount to be determined by the Town Engineer be established prior to construction; and
2. That a Drainage District be formed at the expense of the developer prior to the filing of the subdivision map; and
3. That any required easements be filed prior to the filing of the map and the liber and page of the easements be shown on the map; and
4. That the trees on site be protected as much as possible during construction; and
5. Applicant is reminded that all property taxes must be paid in order for the subdivision map to be accepted for filing.

Second by D. Osborne; unanimously carried.

OPEN FORUM None

OLD BUSINESS None

NEW BUSINESS

1. **Donna Pogroszewski Subdivision – PBA #2009-14 - Resubdivision Approval/Lot Line Change**
1473 Lawrence Road -Tax Acct. #029.04-1-42 and 029.03-1-43.221 - Zoned RS-20

Kristopher Schultz, Schultz Associates, presented a map to the board showing the Applicant’s existing parcel and the additional parcel that has been acquired; that the new boundary to the west is along the tributary to Moorman Creek; that the consolidation of the lands is referred to as Lot A, totaling 6.45 acres; that no improvements are intended; that this is just a change in the lot lines.

R. Olson commented that the surrounding lands are unusually divided. K. Schultz agreed, but stated that when the lands were created, it was done according to how the Pogroszewski children wanted the lands; that the family owns additional lands on either side of parcel(s) in this application.

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D. Osborne made a motion that this Board waives further site plan review; second by T. Schrage; unanimously carried.

2. **Michael Trojian / Konar Properties – PBA #2009-13 - Site Plan Approval**
122 West Ave. – Lakeside Professional Office Building #2
Tax Acct. #068.02-1-16; Zoned Commercial (retail)

M. Trojian / Konar Properties, Applicant, on behalf of Lakeside Hospital, stated in part, as follows:

- That Konar Properties has a 39 year land lease with Lakeside Hospital.
- That the proposed project looks like a “go” and they are excited about proceeding.
- That they looked at the site plan and maximized the building as best they could for the lot.
- That they discussed the placement of the building in a different area on the site, (closer to West Ave.) but that would not have allowed for as large of a building. Further, the hospital building itself wanted to be the main focus on West Ave., not the new professional office building.
- That the hospital has a long term plan that can be discussed further.
- That they will move the existing driveways at 122 West Ave. from the E side to the W side.

John Stapleton, Marathon Engineering, stated in part, as follows:

- That the hospital owns 17 acres and the new building is on 3 acres.
- That the hospital is currently using some of the parking spaces at the 122 West Ave site; that those spaces will have to be relocated behind the hospital once the project begins.
- That three entrances to 122 West Ave. will be eliminated and replaced by one new entrance.
- That they want to improve safety issues on West Ave., together w/ the Monroe County DOT.

D. Virgilio asked if they had considered a parking garage for the hospital; J. Stapleton stated no; that a parking garage would not meet Village code; that there is enough land for the proposed parking lots.

D. Osborne inquired regarding new signage. J. Stapleton stated that the hospital has an existing sign that will be relocated, and the new building will have a sign on the E side of the building.

S. Hanko inquired how the storm water will be directed. J. Stapleton stated that current storm water management program will remain in effect; that when the hospital’s long term plans occur, they will probably have to enlarge the retention pond.

J. Jackson inquired if they had considered moving the new building to the front of the property rather than the rear. David Gardner, campus architect for Lakeside Hospital and this project, stated in part, as follows:

- That he is the architect for the Lakeside campus with regard to this plan and the master plan.
- That they have been working on this plan for over one year.
- That the visibility to the emergency entrance and the hospital is very important, and they do not want a new structure near the road to obscure the view of the hospital.
- That Lakeside’s intention is to have a “campus” feel, much like Unity (Park Ridge) in Greece.
- That there will be no parking on the N side of the building.
- That the emergency unit will have a walk-in entrance and a separate ambulance entrance.
- That the distance from the new building to the street is approximately 300’.
- That the driveways to the new building are designed to the W and S sides.
- That the W entrance will be used as a connection to the hospital.
- That the building is intended to be a leased structure within in a campus, however, it is situated in a residential area; that they took both factors that into consideration when designing the exterior of the building.
- That the building occupancy will be out-patient oriented; that an appropriate drop-off area is planned for patients; that an outpatient surgical center is not proposed.
- That the smallest intended rentable space will be 1,000 sq. ft.
- That they are looking for a main level tenant; possibly a dialysis unit.

C. Fabry inquired about the type of build; D. Gardner answered “stick frame” and discussion followed with regard to C. Fabry’s concern about the materials intended to be used. Further, it was stated that the building will include:

- Sprinklers
- Forced air

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- Basement to help to house some of the utilities, and for tenant storage.

Present at the meeting were Mr. And Mrs. Philip Van Der Karr, 96 West Ave., who reside directly adjacent to the site. D. Osborne asked if they had any comments regarding the proposed project, and they stated in part, as follows:

1. That they are delighted that something is being done with the existing building that has been abandoned for 10 years.
2. That there has always been a drainage problem on their property, and hopefully it will be resolved with the new project. M. Trojian explained the drainage plan.
3. That they are happy that the driveways now on the E side will be relocated to the W side.
4. That they are happy about the setback of the new building, and that it will not cause their house to be overcome by the new building at the road.
5. That they are happy about the proposed “residential” look to the new building.

D. Osborne inquired if C. Fabry has issued the demolition permit for the existing building, and he responded no, he is waiting for a report that the asbestos has been removed. M. Trojian stated that they wanted to make sure that this proposed project is accepted before arranging the abatement process; that they hope to start construction in the summer 2010.

T. Schrage inquired regarding the storage of chemicals for a dialysis unit, and that he is concerned about the waste. D. Gardner stated that the chemicals are not a hazardous material, and do not require separation per code. Discussion followed regarding the placement of a dumpster on the site and an enclosure for the dumpster. The site plan will be revised to incorporate a dumpster prior to the Public Hearing.

The Planning Board agreed to schedule the Public Hearing for January 5, 2010 at 7:00 p.m.

Other

1. **New Beginnings Christian Fellowship Church @ 7397 Ridge Road**
Conditional C/O issued on 12/11 /09 (effective until 9/30/10)

C. Fabry stated that all of the work has been completed, and the church wanted to be in for Christmas services. A temporary Certificate of Occupancy was issued, the conditions being that the septic system now on the property must be inspected every 90 days by a septic system company and pumped as necessary, and proof provided to the Building Department. Should the septic system become inoperable for any reason, the C/O will be revoked. Further, in order for the temporary C/O to become permanent, the church must be hooked up to a public sanitary sewer system or have a private septic system installed and approved by the Monroe County Health Department by on or before September 30, 2010.

JP Schepp reviewed his letter dated 12/15/09 regarding the church’s proposed sewer system as outlined in the Sanitary Sewer Design Report dated 11/23/09 prepared by Schultz Associates; that the engineers are designing for the future since the Mattison family is considering subdividing a portion of their land into 20 lots.

REVIEW OF MEETING MINUTES from December 1, 2009

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

NEXT MEETING: January 5, 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 1-5-10

Respectfully submitted,

Ursula M. Liotta
Building Department Coordinator