

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

January 5, 2010

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, called for a moment of reflection for all of the men and women in the military, and reviewed the agenda.

PUBLIC HEARING

1. **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)

D. Osborne stated that SEQR needed to be addressed prior to opening the Public Hearing, however, the board expected to review the revised site plan with new information as requested at the last meeting. The revised site plan was not made available to the board, however, a presentation was made by J. Stapleton, Marathon Engineering and M. Trojian, Konar Properties, and comments were offered by Mark Edwards, VP, Physical Plan Services, Lakeside Health Systems. J. Stapleton showed a full rendering of the Lakeside Hospital complex, and explained the project as a whole, stating in part, as follows:

- That the site size is approximately 3 acres;
- That medical offices are proposed for the office building;
- That the present structure on site will be demolished and prepared for the new build;
- That the hospital currently is using 42 parking spaces at the site, and the hospital has authorized auxiliary spaces for use on its property during construction of the new building;
- That the structure will be a shell, and finished as the spaces are rented;
- That the basement will be used for storage and to house utilities;
- That 150 parking spaces are planned for the new parking lot;
- That they will provide two more handicapped parking spaces than required by code;
- That the site plan meets all town code requirements;
- That the existing driveway to the hospital will remain, and an additional driveway will be added alongside for access to the new building;
- That they will be closing 3 access routes; the end result will be 2 access routes to the hospital;
- That they will maintain the existing trees along West Ave., and will add additional screening along the E side (Van Der Karr's residence);
- That the dumpster has been added to the site plan, and it will be fenced;
- That they received a review from Chatfield Engineers dated 12-15-09, and they are in agreement; that they received Monroe County's comments, but are waiting for DOT's comments.

M. Trojian, Konar Properties, developer, explained in part, as follows:

- That the structure will have an EIFS façade, with stucco over a stick build; a cultured veneer stone look on the lower portion of the W and S sides, and a solid EIFS surface on the N and E sides due to the elevation;
- That the roofing will have architectural shingles on the main building; standing seam metal on the entrance roofs.

D. Osborne inquired about the developer's original plan presented at the DRC meeting on November 18, 2008, and inferred that the placement of the building now was not as originally presented. M. Trojian showed the board a copy of that plan from his file, including his notes, and stated in part, as follows:

- That at the 11-18-08 meeting he was asked to move the building to the center of the lot with parking around it;
- That they experimented with that suggestion, but it would have required a driving aisle around the building, and it would have taken up too much space and not allow for sufficient parking;
- That instead, the building was moved 90 degrees, and the parking increased significantly;
- That the proposed tenancy is 10 occupants, with the potential for 30-45 employees;
- That they hope for a single tenant on the main level, with smaller units on the second level;
- That all tenants will have a background in the medical field. M. Edwards stated that the covenants of the prospective tenants' lease state that they are required to have privileges to the hospital in order to rent in the new building;
- That deliveries (via UPS/FedEx; no tractor trailers are expected) will be on the W side.

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D. Osborne stated that the site plan lends the appearance of a shopping center with the building set back, and the large amount of parking up front. M. Trojian stated that the architectural detail of the building does not lend itself to a shopping center look. But rather, it has a campus feel, which is the intent of the hospital's master plan. A detailed landscaping plan has been designed to help soften the appearance, and will include 15'-20' high columnar trees to provide a good buffer when mature. M. Trojian further stated that he had spoken with Frank Nowak, owner of Agape Physical Therapy, a neighboring business, and he is excited about the plan.

R. Olson inquired about sidewalks around the building. M. Trojian stated that sidewalks will be added to the site plan to allow for pedestrian movement from in front of the building, crossing islands, and through a crosswalk to the hospital. The distance from the entrance of the new building to the entrance of the hospital is approximately 500'.

D. Osborne asked that the lighting page from the original site plan be posted on the wall and explained to the board in more detail. The neighbor to the E of the site, Mrs. Van Der Karr also asked 1) how much lighting will affect their property directly, and 2) will there be security lights on the building, in particular, on the E side that faces their property?

- J. Stapleton explained the lighting details per the plan, and additional discussion ensued by those present, including in part, as follows:
- That the security lights will be added to the building, and they will be mounted to shine down;
- That the lighting in the parking lot will be box fixtures that can be directed to shine in specific directions, i.e. away from the property line next to the Van Der Karr residence;
- That a lesser illumination period was considered, however, for the safety of visitors and employees, the parking lot should remain lit all night. M. Edwards stated that the hospital and its parking lot use photocell lighting that are on all night;
- That the perimeter of the lot will be lit with 20' pole lighting, with two pole lights on concrete pedestals in the parking lot;
- That decorative low level lights will be at ground level around the building;
- S. Tantillo, on behalf of the Conservation Board, asked if the lighting will be energy efficient; yes, with an estimated 2 year bulb life;

D. Virgilio asked regarding the 30' green space on the E and N sides of the building; that perhaps it could be used as an employee area. M. Trojian stated that this space is being utilized for drainage, but they have considered an outdoor area on the S side of the building. Further, he was questioned if "non-smoking" applied to this project, and he stated that he had not considered that. M. Edwards stated that the hospital is smoke free.

D. Virgilio questioned why there is no egress on the N side of the building. M. Trojian stated that an emergency exit could be placed on the N side, but it is not planned for at this time. Further, D. Virgilio questioned the perimeter lighting and the two pole lights in concrete in the parking lot; that it will be inconvenient to plow around. M. Trojian stated that the inconvenience of having to plow around the two lights is smaller than the convenience of having the parking lot lit; that they expect to be able to adequately plow the snow.

D. Osborne stated the board needs to see an updated site plan based on the town engineer's checklist before site plan approval is granted. J. Stapleton thought it was acceptable to work out the concerns directly w/ the staff, i.e. J.P. Schepp, town engineer, w/o providing updated site plans, however, it was explained that it is not this board's procedure; the board members need to see the updated details, as discussed prior to approval.

J.P. Schepp added that he presented his comments a month ago, and not many new items were discussed this evening; that revised plans should have been provided. He reviewed his December 15, 2009 letter aloud, and aside from what was listed therein, the following needs to be added to the plan:

1. dumpster w/screening;
2. enhanced lighting details, including security lights added to the E and N sides of the building;
3. notation on the plan that the basement will be used for storage and mechanicals only.

Note: The Village of Brockport will allow meters inside the new building for water and fire services, as per #5 of J.P. Schepp's letter.

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The Public Hearing was extended to January 19, 2010 at 7:00 p.m. Phillip Van Der Karr thanked the board for its concern for them as residents in the Town of Clarkson.

OPEN FORUM None

OLD BUSINESS

1. **J. Tschiderer:** 170 Lawton Rd.
 Status of fill permit completion (diaried for 90 days to 1-9-10)

C. Fabry state that he viewed the site a few days ago, and J. Tschiderer will not be done until May or June, 2010. He requested that the fill permit be extended to June 1, 2010 to do the final grade in good weather. There was no objection from the board. A motion was made by D. Osborne to that effect; second by S. Hanko; unanimously carried.

NEW BUSINESS None

OTHER

1. Fill permit – review proposed changes

C. Fabry presented the board with a copy of his proposed changes to the current town code regarding fill permits, and discussion followed. R. Olson suggested that he present the concept to the Town Board for their consideration.

REVIEW OF MEETING MINUTES from December 15, 2009

D. Osborne made a motion to approve the minutes; second by T. Schrage; unanimously carried.

NEXT MEETING: January 19, 2010 at 7:00 p.m.

ADJOURNMENT:

D. Osborne made a motion to adjourn at 8:10 p.m.; second by S. Hanko; unanimously carried.

Approved 1-19-10

Respectfully submitted,

Ursula M. Liotta
Building Department Coordinator