

**TOWN OF CLARKSON**  
**PLANNING BOARD – MINUTES**

**October 19, 2010**

**Board Members**

Don Osborne – Chairperson  
John Jackson \*  
Scott Hanko  
Dave Virgilio  
Tom Schrage

**Support Board Members**

Richard Olson, Town Attorney \*  
John Paul Schepp, Town Engineer  
Chad Fabry, Building Inspector/Code Enforcement  
Ursula Liotta, Building Department Coordinator  
\*excused

**CALL TO ORDER**

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

**PUBLIC HEARING**

1. **Terence & Kathleen Anderson** – Site Plan Approval  
Owners of Lot B, One Tree Hill Subdivision (26.187 a.), Drake Road, Tax Acct. #039.04-1-6.1

D. Osborne read the Resolution aloud, a copy of which is attached hereto, and opened the Public Hearing by reading the Legal Notice.

**RESOLUTION ADOPTING NEGATIVE DECLARATION**

|                             |   |
|-----------------------------|---|
| 039.04-1-6.1                | Drake Road                              |
| Tax Account Numbers         | Address of Property                     |
| Terence & Kathleen Anderson | Site Plan – Lot B – One Tree Hill Subd. |
| Name of Applicant           | Name of Project                         |

**WHEREAS**, the Applicant requests site plan approval and for Lot B of One Tree Hill Subdivision, Drake Road, Town of Clarkson, County of Monroe, State of New York, and further; and

**WHEREAS**, this Board, by motion dated **October 19, 2010** 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 Conservation Board; and

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

**WHEREAS**, the developer has prepared and submitted Appendix A SEQR Full Environmental Assessment Form; and

**WHEREAS**, the Conservation Board has reviewed the documents, and submitted their comments to the Planning Board dated October 13, 2010; and

**WHEREAS**, this Board having thoroughly reviewed all of the items of the application including the Environmental Assessment Form, the comments from the Conservation Board, the Preliminary Site Plan dated August 25, 2010 by Arnold E. Carmichael & Associates, 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 and that the SEQR Determination of Significance is attached hereto and made a part hereof as if the same were set forth at length herein.
2. That this Resolution shall take effect immediately. Upon a roll call vote, the votes were cast as follows:

Aye: S. Hanko; D. Osborne; T. Schrage; D. Virgilio (J. Jackson – absent)  
Planning Board Members of the Town of Clarkson, Monroe County, New York

**WHEREUPON**, this Resolution was declared adopted.

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October 19, 2010

14-16-2 (9/95)-7c

617.20

Appendix A

SE

State Environmental Quality Review  
**FULL ENVIRONMENTAL ASSESSMENT FORM**

**Purpose:** The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may not be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible enough to allow introduction of information to fit a project or action.

**Full EAF Components:** The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not that impact is actually important.

**DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions**

Identify the Portions of EAF completed for this project:     Part 1     Part 2     Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a negative declaration will be prepared.
- B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED** negative declaration will be prepared.\*
- C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a positive declaration will be prepared.

\* A Conditioned Negative Declaration is only valid for Unlisted Actions

Owner: Terry Anderson

Site Plan Lot B One Tree Hill Subdivision

Name of Action

Town of Clarkson Planning Board

Name of Lead Agency

Donald F. Osborne

Print or Type Name of Responsible Officer in Lead Agency

Chairperson

Signature of Responsible Officer

Donald F. Osborne

Signature of Responsible Officer in Lead Agency

By: J.P. Schepp

Signature of Preparer (If different from responsible officer)

X 19-Oct-10

Date

X 10/17/10

Date

1

D. Carmichael presented the amended site plan to the Board, per J.P. Schepp's letters w/ comments dated 10-5-10 and 10-18-10. J.P. Schepp was satisfied with the corrections made to the site plan. No public was present to comment. D. Virgilio made a motion to close the Public Hearing; second by T. Schrage; unanimously carried.

S. Hanko made a motion to approve the site plan contingent upon receipt of Monroe County's response to the referral, and provided that the Development Review Committee's comments do not require significant changes to the site plan.

**TOWN OF CLARKSON**  
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**OPEN FORUM**

**NEW BUSINESS**

**OLD BUSINESS**

**REVIEW OF MEETING MINUTES:** October 5, 2010

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

**NEXT MEETING:** November 16, 2010

T. Schrage made a motion to cancel the November 3, 2010 meeting due to the Town Offices being closed on Election Day; second by D. Osborne; unanimously carried.

**ADJOURNMENT:**

S. Hanko made a motion to adjourn at 7:30 p.m.; second by D. Virgilio; unanimously carried.

**OTHER:**

Philip Gerow, property owner of 1815 Drake Road, Lot A of the One Tree Hill Subdivision, appeared before the Board and was curious about the site plan and how it would affect his property. P. Gerow asked questions of the Board, and J.P. Schepp explained the site plan to him.

**Approved 11-16-10**

Respectfully submitted,

Ursula M. Liotta  
Administrative Assistant