

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

February 15, 2011

**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, Administrative Assistant  
\*excused

**CALL TO ORDER**

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

**OPEN FORUM**

1. Geri Frasch, leasing space @ 4099 Lake Road, Tax Acct. #069.05-1-6, RS-10  
Proposed use: learning/tutoring center  
Property owner: Bhim Madan

Geri Frasch presented the Board with an outline of her proposed business “Brockport/Clarkson Learning Center”. Her intent is to open the business in a portion of the lower-level of the building (formerly a doctor’s office). Because of the change in use of the space, G. Frasch is required to apply to the Planning Board for a special use permit.

Discussion followed between the Board and G. Frasch, including, in part as follows:

- the center is intended to benefit working parents
- including, before and after school care for children in grades K-5
- full day care during school vacations and summer vacations
- homework help / group tutoring
- maximum number of children: 20
- 1 director, 2 employees
- hours: 6:30 am – 6:00 p.m. M-F
- drop off times: 6:30 am – 9:00 am
- pick up times: 3:00 pm – 6:00 pm
- the proposed space needs to meet the licensing criteria of the Department of Social Services and NYS Office of Children and Family Services, i.e., proper exit signs, operable windows, handicapped accessibility, handicapped bathrooms, proper parking, arrangements with the Brockport Central School District for pick-up and drop-off

The Board asked G. Frasch to provide the following prior to the next meeting on March 1, 2011:

- a completed Planning Board Application
- an outline or diagram of the outside area of the building showing the following:
  - A. proposed parking dedicated to the center, including 1 parking space for every 2 employees, and 1 parking space for every 5 children.
  - B. the location of the school bus stop
  - C. the pedestrian walkway from the bus stop to the building entrance
  - D. safety and security lighting in the front and back of the building
  - E. adequate screening of the off-street parking

After the Board reviews the Application on March 1, 2011, it is anticipated that a Public Hearing will be scheduled for March 15, 2011. Any Notice of Decision will be made contingent upon G. Frasch being licensed to open the center.

2. Rich Maier, Engineer  
Re: McCagg Property @ corner of Sweden Walker Road & East Avenue

R. Maier briefly reviewed the property owner’s intent for the parcel of land, and that he is almost finished with the site plan work. The Board recommended that the matter be presented at a Development Review Committee (DRC) meeting. Tentative date: March 1, 2011 @ 6:00 p.m.

**OTHER**

The Board reviewed the materials provided by U. Liotta:

1. MCDP&D Response re: Town of Parma site plan @ 1150 Clarkson Parma Town Line Rd.  
JP Schepp stated that there were no issues w/the property.
2. Planning for Agriculture Guide & Webinars (information recd. from Monroe County)
3. D&C article 1-30-11
4. WNY Stormwater Management Training Series

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**REVIEW OF MEETING MINUTES:** January 18, 2011

S. Hanko made a motion to approve the minutes; second by T. Schrage; unanimously carried.

**NEXT MEETING:** March 1, 2011

**ADJOURNMENT:**

D. Osborne made a motion to adjourn at 7:50 p.m.; second by S. Hanko; unanimously carried.

*Approved 3-1-11*

Respectfully submitted,

Ursula M. Liotta  
Administrative Assistant