

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

March 1, 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

PRE-MEETING PRESENTATION @ 7:00 p.m.

In Attendance: D. Osborne, S. Hanko, D. Virgilio, T. Schrage,
R. Olson, JP Schepp, C. Fabry, U. Liotta, D. Goodwin, J. Nundy
Topic: “Back into the Ground with Green Infrastructure”
Presented by: Kelly Emerick, Executive Director, Monroe County Soil and Water Conservation

CALL TO ORDER @ 7:40 p.m.

D. Osborne called the meeting to order, led all present in reciting the Pledge of Allegiance, and reviewed the agenda.

NEW BUSINESS

1. Geri Ann Frasch, Applicant, leasing space @ 4099 Lake Road, Tax Acct. #069.05-1-6, RS-10
Proposed use: learning/tutoring center
Present: Applicant, Douglas Frasch, and Property Owner/Landlord, Bhim Madan

D. Osborne asked the Applicant to explain her plan to the Board. She intends to:

- provide before and after school care for children in grades K-5;
- provide full day care during school vacations and summer vacations; and
- provide homework help / group tutoring.

to include:

- 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

The Board had asked the Applicant to provide the following information for review at this meeting:

- ***a completed Planning Board Application***

Applicant provided the Planning Board Application including, exterior photos, the interior layout, and an aerial photograph of the property.

- ***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.***

Applicant provided a copy of a portion of the original site plan for the property. The Board determined that seven (7) parking spaces are required, as well as adequate parking for other uses, i.e. the two (2) upstairs apartments and two (2) offices at the rear of the first floor. The apartment tenants park to the rear or West side. The learning center’s parking will be on the South side of the property; the parking spaces have not yet been delineated, but they will be once the weather breaks.

- B. ***the location of the school bus stop***
- C. ***the pedestrian walkway from the bus stop to the building entrance***

Applicant indicated the bus stop location on a photo provided. Brockport Central School District will drop-off and pick-up the children on Lake Road at the North driveway entrance, and the children will enter the center at the nearest front entrance to the North. The handicap entrance is at the front on the South side. The BCSD verified the bus pick-up / drop-off plan by email letter dated March 1, 2011.

- D. ***safety and security lighting in the front and back of the building***

Applicant provided photos of the lighting and it appeared sufficient.

- E. ***adequate screening of the off-street parking***

Applicant provided an aerial photo of the property. The plantings that are shown are mature and will be adequate screening to the adjacent properties to the West and North.

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The Board reviewed the information provided, and discussion followed regarding other issues, including, in part as follows:

- There are two bathrooms for use, one of which needs to be handicap accessible.
- Refuse will be disposed of in the plastic containers provide in the enclosed fence next to the carriage house.
- There will be no food preparation within the leased space; only dry snacks or lunches brought from home.
- The lead paint on the interior walls needs to be encapsulated. C. Fabry suggested that x-ray fluorography photos be taken to identify the lead surfaces.
- The Monroe County Department of Social Services and NYS Office of Children and Family Services will do an early inspection to determine what is required for the licensing.
- C. Fabry will also visit and assess the site.

The Public Hearing will be scheduled for March 15, 2011. The Applicant is to provide a drawing of the property showing the driveway drop-off, the paved parking area around the property, and indicate the seven (7) required paved parking spaces.

OLD BUSINESS: Donald F. Cook, 9367 Ridge Road (Tax Acct. #053.01-1-2)
& 44.5 acres, Ridge Road (Tax Acct. #053.01-1-1)
Re-review & sign Mylar re: lot line change

JP Schepp and R. Olson reviewed the Mylar; the change made was not sufficient and it was suggested that J. Glogowski contact JP Schepp directly for clarification.

OTHER: Registration info re: New *Green Infrastructures* Standards Seminar 3-22-10

Registration for the seminar was reported to be full.

REVIEW OF MEETING MINUTES: February 15, 2011

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

NEXT MEETING: March 15, 2011

ADJOURNMENT:

D. Virgilio made a motion to adjourn at 8:10 p.m.; second by T. Schrage; unanimously carried.

Approved 3-15-11

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant