

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

April 19, 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. He led all present in reciting the Pledge of Allegiance, followed by a moment of reflection for our neighbors in the South and all of their recent troubles; further, he reviewed the agenda.

NEW BUSINESS

I. New Beginnings Christian Fellowship Church, 7397 Ridge Rd., #070.01-1-23.2, Zoned C & RS-20

A. Amended Site Plan Review for Additional Parking

Presented by: David Matt, Schultz Associates

B. Request to extend septic inspections

From: Robert J. Crowley, by letter dated April 4, 2011

David Matt presented the amended site plan, and stated in part as follows:

- The church would like to add 77 additional parking spaces to the existing lot. The site plan shows 38 spaces on the East property line, and 23 spaces & 29 spaces on the South side of the property, for a total of 90 spaces. D. Matt stated that after the lines are redrawn, the new total will actually be 77 spaces.
- The new parking spaces be stoned initially, and paved in approximately 2 years after settling.
- Church attendance uses all of the now existing parking lot, and the church is requesting the additional 77 spaces at this time in anticipation of future growth for years to come.
- D. Crespo stated that the parking on the E side is more for the convenience of the congregation; and that the remaining additional new spaces are not an immediate need but is based on anticipated future growth.

Board discussion included:

- R. Olson stated that the Town's site map is incorrect re: the Mattison property to the East. The map shows that it is zoned Commercial, however, it is zoned RS-20.
- D. Osborne stated that there is a problem with the East parking spaces, i.e. the side set back to a residential parcel is 40', and the amended site plan shows only 21'-23'; that the church needs to apply for an area variance before the Zoning Board of Appeals.
- R. Olson stated that NYS would not allow for an additional exit/entrance; and suggested that the side setback issue on the East side needs to be reconfigured.
- JP Schepp recalled that Kris Schulz indicated at the time of the original site plan approval in 2009, that any future additional parking would be added to the South.
- JP Schepp stated that there are now more restrictive MS4 requirements for additional run-off regarding the swale, and drainage to the existing detention pond; that the pond size and design needs to be reviewed. D. Matt stated that he will provide the calculations.

The status of the pump septic system was raised, and D. Matt indicated that:

- The Town received a letter from Robert Crowley stating that the system is working properly; that it has been inspected every 90 days with a written report to the Town, per the Certificate of Occupancy with Conditions issued on 12-11-09; that there is an alarm on the system if it should fail; that R. Crowley is on-call 24 hours; that R. Crowley suggested that the inspections could be increased to every 6 months; that the church would like to continue to use the existing system until it fails before they invest in the pump station.

Discussion followed, including:

- C. Fabry inquired how R. Crowley inspects the septic system, i.e. by dye test or by volume test. D. Crespo did not know.
- This Board granted the Notice of Decision based on the conditions set forth by the Monroe County Health Department's recommendation. JP Schepp stated that at the time of the original site plan application in 2009, Schultz Associates and/or Don Lewis reported that the design of the existing septic system was undersized and a pump station was proposed; D. Matt stated that he will have a report created that reflects the actual numbers based on current usage, and will provide the same by the May 4, 2011 meeting.
- That the septic system falls under the jurisdiction of the Monroe County Health Department. JP Schepp suggested that the Monroe County Health Department take another look at the system at this time and report back.
- D. Crespo stated that there are no cooking facilities in the church; that any breakfasts they host are "continental" style, i.e. all food is brought in.
- D. Crespo stated that the final paving of the parking lot expansion per the original site plan is scheduled to be completed this spring 2011.

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Proposed timeline:

- April 20, 2011 Zoning Board of Appeals to review application for area variance re: E side parking spaces
- May 3, 2011 Planning Board to be provided with:
 1. Report of actual septic tank usage; and
 2. Report from Monroe County Department of Health re: current septic system
 3. Updated MS4 calculationsPlanning Board to make a recommendation to the ZBA
Planning Board to propose a Public Hearing for May 17, 2011
- May 11, 2011 Conservation Board to review short-form SEQR

Yet to be completed: Referral to Monroe County DRC
Public Hearing

OPEN FORUM: None

REVIEW OF MEETING MINUTES: April 5, 2011

J. Jackson made a motion to approve the minutes; second by T. Schrage; unanimously carried.

NEXT MEETING: May 3, 2011

ADJOURNMENT:

T. Schrage made a motion to adjourn at 7:30 p.m.; second by D. Osborne; unanimously carried.

Approved 5-3-11

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant