

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

May 3, 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, and reviewed the agenda.

**Open Forum**

1. **Tom Thomas**, new owner of Cardinal Creek Golf Course, nka Timber Ridge Golf Course  
7061 Ridge Road W., Tax Acct. #070.02-1-1, Zoned RS-20

Tom Thomas and his wife, Wendy, were present. T. Thomas stated, in part, as follows:

- That they plan to continue to operate the property as a golf course.
- That they are in the process of enhancing the facilities, including fixing the parking lot, etc.
- That an outside shed was previously used to serve hot dogs and beverages.
- That they plan to move all food service inside the main building, and will build a small kitchen, restaurant and bar area; that the space is suitable for day-to-day business and golfing events, but not large enough for banquets.
- That they have applied for a full liquor license.
- That they have hired a grounds-keeper and are in the process of purchasing equipment and golf carts.

Board discussion followed, including:

- C. Fabry stated that the previous owners were granted a Special Permit to operate the property as a golf course; that he met T. Thomas at the building a few days ago, and that it lends itself well to the plan for a kitchen, restaurant and bar area; that the food service company hired to install the kitchen equipment will be responsible for meeting code requirements; that he has no other issues at this time.
- JP Schepp inquired regarding any parking changes. None.

Motion by T. Schrage: That Mr. and Mrs. Thomas came before the Planning Board to discuss the future of Timber Ridge Golf Course, and the Board wishes them well; that there is no need for further action at this time. Second by J. Jackson; unanimously carried.

**OLD BUSINESS**

1. **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, Schulz Associates, presented the amended site plan (revised 5/3/11), and stated in part as follows:

- The church will not be adding the 38 spaces on the East property line, but instead will add a net 80 new spaces to the existing parking lot on the South side of the property, for a total of 195 spaces.
- The church plans to add two lines to the existing septic system, which will double its present capacity. The existing system was designed to have six lines total and the proposed addition of two lines will be sufficient to accommodate the church's estimated occupancy of 350.
- A drainage report was provided to JP Schepp, Town Engineer, for review.

Board discussion followed. JP Schepp's concerns include:

- The amount of land disturbance that will occur due to the proposed parking lot and septic system expansions; that if it exceeds one acre, then a revised SWPP including upgrading the detention pond will be required in order to meet the requirements of the NYS Stormwater Management Design Manual.
- The drainage report indicated that the proposed development will result in increased discharge from the detention pond; that even if the disturbance is less than one acre, the existing detention pond will need to be modified to reduce the rate of runoff to predevelopment conditions; that verification of the detention pond elevations needs to be provided, and the pond outlet structure details need to be given.
- Monroe County Department of Health needs to approve the calculations and modifications to the existing septic system; that the Applicant's engineer needs to consider that the total flows are distributed over short periods rather than on weekly averages.
- It was suggested that the septic lines be expanded to six, instead of four, in anticipation of future growth.
- Existing lighting on the building and property needs to be shown on the site plan, as well as proposed lighting for the parking lot; that any new lighting will require Planning Board approval.
- The plan does not include a dumpster in the parking lot; that it is most likely inside the building.
- That the Applicant may need to apply to the ZBA for relief from §140-36 (F)(3) of the Clarkson Town Code with regard to the new spaces.

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**PLANNING BOARD – MINUTES**

May 3, 2011

Yet to be completed:

Referral to Monroe County Department of Planning & Development  
Short-form SEQR review by Conservation Board - May 11, 2011

A Public Hearing was scheduled for May 17, 2011 to address the parking lot and the septic system expansions

**NEW BUSINESS**

1. **David McCagg, The Garland Subd., being a resubdivision of the McCagg Subdivision**  
NW Corner of Sweden Walker Rd. & East Ave., #069.02-1-1.2, Zoned RS-20  
Site Plan Approval – presented by Cory Tufano, DDS Engineers

C. Tufano stated that the Applicant wishes to divide the corner parcel into three parcels, i.e.

- Lot 1 = 15.714 acres (vacant land)
- Lot 2 = 4.135 acres (with existing residence)
- Lot 3 = 10.995 acres (vacant land)

Board discussion included:

- Water service will require an easement from Lot 1 to Lot 2, and an easement from Lot 2 to Lot 3.
- That the easements need to be recorded ahead of time, and be shown on the site plan.
- That R. Olson will research the water district issue.

Yet to be completed:

Receipt of response from Monroe County Department of Planning & Development referral  
Long-form SEQR review by Conservation Board – May 11, 2011

A Public Hearing was scheduled for May 17, 2011.

**REVIEW OF MEETING MINUTES:** April 19, 2011

D. Osborne made a motion to approve the minutes; second by J. Jackson; unanimously carried.

**NEXT MEETING:** May 17, 2011

**ADJOURNMENT:**

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

*Approved 5-17-11*

Respectfully submitted,

Ursula M. Liotta  
Administrative Assistant