

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

May 17, 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 requested a moment of reflection for the residents in the mid-west suffering from the flooding. Further, D. Osborne reviewed the agenda.

PUBLIC HEARING (1 of 2)

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
Re: Site plan approval of three lot subdivision

D. Osborne read the Resolution aloud, a copy of which is attached hereto:

RESOLUTION ADOPTING NEGATIVE DECLARATION

069.02-1-1.2	NW Corner of Sweden Walker Rd & East Ave.
Tax Account Numbers	Address of Property
David McCagg	The Garland Subd. being a resubdivision of
Name of Applicant	The McCagg Subd.
	Name of Project

WHEREAS, the Applicant requests approval of a three (3) lot subdivision on the Northwest corner of Sweden Walker Road and East Avenue, Town of Clarkson, County of Monroe, State of New York, and further; and

WHEREAS, this Board, by motion dated **May 17, 2011** 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 May 11, 2011; 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 January 28, 2011 by DDS Engineers, 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 T. Schrage, and unanimously carried,

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.

WHEREUPON, this Resolution was declared adopted.

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

May 17, 2011

617.20

Appendix A

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 the impact is actually important.

THIS AREA FOR LEAD AGENCY USE ONLY

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

The Garland Subdivision being a resubdivision of
The McCagg 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
Title of Responsible Officer

x Donald F. Osborne
Signature of Responsible Officer in Lead Agency
Donald F. Osborne

x [Signature]
Signature of Preparer (If different from responsible officer)
Conservation Board / Brian Lemon, Chair Date
5/17/11

website

Date

Page 1 of 21

D. Osborne opened the Public Hearing by reading the legal notice aloud.

C. Tufano, DDS Engineers, stated that it is the Applicant's intent to divide the corner parcel into three individual 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)

C. Tufano provided a revised site plan showing the two easements, as requested by the Planning Board at the May 3, 2011 meeting. The easements need to be recorded prior to the Mylar being signed by the Town.

There were no comments from the public. T. Schrage made a motion to close the Public Hearing; second by D. Virgilio; unanimously carried.

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

May 17, 2011

Further discussion:

JP Schepp stated that the revision block on the site map needs to be added w/the appropriate dates; the water district boundary line needs to be added; the two vacant lots will be noted to say “not approved for building” on the site map; the major purpose of this three lot subdivision was to create an individual lot for Lot 2 with the existing house.

D. Virgilio made a motion to approve the Applicant’s application to create a three (3) lot subdivision; second by T. Schrage; unanimously carried. This approval is made contingent upon receiving the referral response from Monroe County Department of Planning and Development.’

PUBLIC HEARING (2 of 2)

2. **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

D. Osborne read the Resolution aloud, a copy of which is attached hereto:

RESOLUTION ADOPTING CONDITIONED NEGATIVE DECLARATION

070.01-1-23.2	7397 Ridge Rd. West
Tax Account Numbers	Address of Property

New Beginnings Christian Fellowship	Amended Site Plan for Additional Parking
Name of Applicant	Name of Project

WHEREAS, the Applicant requests approval of an Amended Site Plan for additional parking at 7397 Ridge Road West, Town of Clarkson, County of Monroe, State of New York, and further; and

WHEREAS, this Board, by motion dated **May 17, 2011** 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 had prepared and submitted Appendix C SEQR Short Environmental Assessment Form; and

WHEREAS, the Conservation Board having reviewed the documents on May 11, 2011, and having completed the Appendix C, Short Environmental Assessment Form Part II, which referred said Conservation Board to the Appendix A SEQR Full Environmental Assessment Form, and having completed the same, submitted its comments and Determination of Significance to the Planning Board; 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 April 4, 2011 and amended May 3 and May 4, 2011, by Schultz 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 T. Schrage, seconded by J. Jackson,

BE IT RESOLVED

1. That the Planning Board tabled the motion and the Public Hearing until June 7, 2011, pending further review of this matter.

Further discussion:

- JP Schepp stated that the engineer does not have to take additional measures regarding the stormwater regulations because the disturbed land is less than one acre (.97 acres). D. Matt stated that they were able to install an outflow structure that will substantially reduce the flow from the detention pond.
- Proposed lighting for the parking lot was discussed; there is no lighting standard for the Town.
- The new gravel spaces from 2010 are scheduled to be paved in soon.
- The Monroe County Health Department has approved the installation of four new lines to the existing septic system.
- The response to the referral from Monroe County Department of Planning & Development has not yet been received.

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

May 17, 2011

OPEN FORUM

1. **George Edelman**, owner, 7568 Ridge Road (3-family unit), Tax Acct. #055.03-1-5.1, Zoned HC
Re: Discuss need for fill for driveway/parking area & backyard

G. Edelman presented drawings of his property and explained his intent to bring in fill for the driveway/parking area for the 3 apartments, and topsoil fill for around the back of the building. C. Fabry stated that he allowed the new structure to be built on the prior existing foundation, so long as he added fill; grade now needs to be raised approximately 36"-42".

Board discussion, included:

- the Town's site map shows a stream on the parcel; there is a low spot at the rear of the parcel, but no evident stream.
- the fill will not affect any other neighboring property; any wet drains to the North and will not affect anyone else.
- the grade depth needs to be increased to meet the frostline of 42".
- G. Edelman was told that he needs to make application to this Board, and to specify what he intends to accomplish; that he needs to show elevations; that he can create his own topographical map and it should be acceptable.

REVIEW OF MEETING MINUTES: May 3, 2011

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

NEXT MEETING: June 7, 2011

ADJOURNMENT:

Approved 6-7-11

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant