

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

April 3, 2012

Board Members

Don Osborne, Chair
John Jackson
Scott Hanko
Dave Virgilio
Tom Schrage

Support Board Members

Richard Olson, Town Attorney
John Paul Schepp, Town Engineer
Chad Fabry, Building Inspector/CEO
Ursula Liotta, Administrative Assistant
*excused

CALL TO ORDER

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

OPEN FORUM

1. **Henry Conradt**, owner, 3599 Lake Road, Tax ID #054.13-1-2 re: new building/fill needed

H. Conradt wishes to build storage facility #4 now (per drawing provided), and #3 in the Fall. He estimated that the site for #3 was 6” too low and was concerned that he may need to request a fill permit. However, Dave Goodwin, Highway Superintendent, assisted him in shooting elevations at the site; that the grade is close to where it needs to be, and no fill will be needed.

Discussion included:

- JP Schepp stated that the original site plan dated 2/1/90 is a stripped down site plan; he has no issues whether building #4 is raised; that the SW area of the parcel was intended to be a retention pond; he questions whether there still should to be a retention pond, or whether the need for one has disappeared.
- R. Olson questioned the purpose of the pond, whether it is intended to accept drainage; that it was on the original site plan for a reason; if the parcel is built out as planned, drainage may become an issue.
- C. Fabry has no objection to issuing a permit for building.
- The parking lot is gravel. H. Conradt was told that according to code, the parking lot needs to be paved. At present, it does not meet the Town’s design standards.

After Board discussion, H. Conradt was told that he can build storage facility #4 now per the 1990 site plan, and an elevation certificate must be provided from the surveyor when the build is completed. Any further build out after #4 will need a new site plan. He does not need a fill permit since he’s only coming up 6”.

2. **Charles Ionnone**, owner, 9.3 a. lot, Clarkson Hamlin TL Rd., Tax ID #029.03-1-2.12 re: site plan info

C. Ionnone stated that he needs information to build a log cabin home 300’ from the road; that he has received estimates from a couple of engineers for a site plan ranging from \$5,500-8,000. JP Schepp and R. Olson reviewed both maps from the Reis Subdivision (1984) and the Reis Resubdivision (2008). Neither plan included a site plan specific to C. Ionnone’s lot, so he needs to have a new site plan drawn.

C. Ionnone also questioned whether he would be able to connect to the sewer service on the N side of the road in Hamlin. JP Schepp stated that he could if Hamlin lets him; but he has the room on his property for a septic system, and that may be the less expensive way to go; that Clarkson Hamlin TL Road is a Monroe County road, and Hamlin or Clarkson would have to take ownership of the sewer pipe under the road to his property; that a septic system may be more time and cost effective than the connecting to the sewer system.

3. **Sabine Frederick**, owner of **Pure Airsoft**, re: proposed purchase of land for new recreational business

Andre and Patrick Dumps, brothers, introduced themselves and stated in part, as follows:

- They would like to open an airsoft business in Clarkson.
- They explained that airsoft is like paint ball but less messy. They showed the type of gun used during the games; the BBs used are biodegradable. A mock town made up of 10-12 moveable props is set up as part of the playing course.
- They have looked at two potential parcels for purchase, but were consulting this Board re: the feasibility.
- They own a parcel in Hilton, but it only has a storefront; it doesn’t have enough space to play.
- They are members of the Airsoft Safety Foundation, a national organization; and they have insurance coverage.
- There are no other legal entities in the upstate NY area for this type of recreational play.

The Board continued discussion with the brothers, and their mother, Sabine Frederick, and stated in part, as follows:

- That only one parcel in Clarkson is zoned for this type of use (“recreation conservation”), and is currently privately owned.
- That they may have to find a parcel and convince the Town Board to rezone it to “recreation conservation”; that it would be a multi-step process to accomplish this, followed by applying to the Planning Board for site plan approval.
- Hurdles: creating a site plan suitable for public use which must be ADA compliant. Also, parking, bathroom facilities, lighting, noise, etc.
- Suggestion: create a business plan for presentation to the Town Board. R. Olson stated that he will give it some thought, and will try to find a place to make this work.

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4. **John & Sarah Culhane**, owners, 21 Scarlet Pine Circle, Tax ID #054.01-3-11, Brianna Meadows Subd., Sec. 1
Review site plan re: existing natural grade elevation vs. base flood elevation

J. Culhane explained his quest to establish the base flood elevation (BFE) for his property in order to alleviate the need to obtain flood insurance, as recently required by his mortgage company. He is concerned about the prohibitive cost of ~\$2,200 per year for flood insurance, and the impact this would have on sale of his home in the future.

Discussion included:

- FEMA's flood lines are drawn in a very large scale; the maps do not go into detail.
- The data that Mr. Culhane requires does not exist on the site plan that the Town has on file, however, another search will be made for the elevation and grading portion of the original subdivision map.
- The Town cannot provide acknowledgement of data to a piece of information that they do not have. A flood study may be required - prepared, signed, and stamped by a licensed engineer.

Mr. Culhane will continue to solicit the help of others outside of the Town to establish the BFE. It was suggested to Mr. Culhane that he try to contact Senator Schumer's office again for assistance.

A short recess was taken at 8:10 p.m. The meeting resumed at 8:20.

5. **Victor DeSio**, owner of Lot 2, D'Ambrosia Subdivision @ 1022 Lawrence Road, Tax ID #030.03-1-18
Zoned: RS-20 / S-Res; Mylar signed 8-98

The Board reviewed and accepted Kris Schultz letter dated 3/26/12, which stated that Lots 1 and 3 of the subdivision substantially conform to the proposed grading per the subdivision map approved in 1998. Lot 2 may now be sold and developed according to the site plan w/o concern.

6. **Shawn Patten / Robert E. Naum, Trustee**, owner, 6970 Ridge Rd., Tax ID #055.04-1-11,
and Vacant Land, Tax ID#55.04-1-10, both Zoned RS-20 / S-Res

U. Liotta explained that S. Patten had recently spoken with Chris Lyon, Town Assessor, and requested that the lot line change be completed as a courtesy combination through Monroe County Real Property Services (RPS). S. Patten was told that the courtesy combination request must be received by RPS between January 1 and March 1, 2013; however, he would like to build the barn in 2012. Will the Planning Board allow that?

Discussion followed: R. Olson stated that the owner, R. Naum, needs to sign an Agreement that states that he makes the irrevocable decision to combine the two parcels, and that it can only be undone with the permission of the Planning Board. D. Osborne made a motion to that affect; seconded by D. Virgilio; unanimously carried. The Town may require that the Agreement be recorded in the Monroe County Clerk's Office. Upon the Planning Board's receipt of the signed Agreement, S. Patten may apply for a building permit to build the barn.

OTHER

7. Review of MCDP&D letter dated 3-16-12 re: Groves Corners Subd. @ 2018 Roosevelt Hwy., Town of Hamlin
JP Schepp explained that the owner was just modifying the property lines; that it has no impact on Clarkson.

8. Proposed: Atlas Automation, Clarkridge Drive, resub of 3 lots into 1, w 1 story office bldg. & parking lot
U. Liotta explained her conversation w/the engineer on the project. After discussion, the Board stated that a DRC meeting will not be required; just the submittal of a Planning Board application for resubdivision and site plan approval.

REVIEW OF MEETING MINUTES: March 6, 2012

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

NEXT MEETING: April 17, 2012

ADJOURNMENT: D. Virgilio made a motion to adjourn at 8:35 p.m.; seconded by J. Jackson; unanimously carried.

Approved 4-17-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant