

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

June 5, 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 6:00 p.m. D. Osborne led in the Pledge of Allegiance, asked for a moment of silence for the military, and reviewed the agenda.

PUBLIC HEARING

1. **Charles Ioannone**, Applicant - site plan approval
Re: Lot 1, Reid Subdivision, CHTL Rd., Tax ID # 029.03-1-2.12, Zoned: RS-20 / N-RES

D. Osborne opened the Public Hearing by reading the legal notice aloud, as well as the Resolution Adopting Negative Declaration, as follows:

RESOLUTION ADOPTING NEGATIVE DECLARATION

029.03-1-2.12	645 Clarkson Hamlin Town Line Road
Tax Account Number	Address of Property
Charles Ioannone	Ioannone Property
Name of Applicant	Name of Project

WHEREAS, the Applicant requests Site Plan Approval at 645 Clarkson Hamlin Town Line Road, Town of Clarkson, County of Monroe, State of New York.

WHEREAS, this Board, declared itself to be the Lead Agency for Purposes of SEQRA on May 15, 2012; and

WHEREAS, in accordance with law and local practice, this Board referred this matter to the, the Town Conservation Board; and

WHEREAS, this project is an Unlisted Action for the purposes of SEQRA; and

WHEREAS, the developer has prepared and submitted the Short Environmental Assessment Form; and

WHEREAS, the Conservation Board has reviewed the documents submitted on May 19, 2012 and recommended a negative declaration be issued; and

WHEREAS, this Board having thoroughly reviewed the Short Environmental Assessment Form, the Recommendation from the Conservation Board, the site plan dated April 30, 2012 prepared by Schultz Associates, and all of the items in the application, 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 D. Virgilio, and unanimously carried,

BE IT RESOLVED

1. *That the Planning Board hereby adopts the Negative Declaration attached hereto and made a part hereof as if the same were set forth a length herein.*
2. *That this resolution shall take effect immediately.*

Whereupon, the resolution was declared adopted.

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Re: Toannone
645 CHTL Rd.

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources, or community or neighborhood character? Explain briefly:
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, a significant habitats, or threatened or endangered species? Explain briefly:
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:
None

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly)
 Yes No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes, explain:
 Yes No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Planning Board X 6-5-12
 Name of Lead Agency Date

Donald F. Osborne Chairperson
 Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

X Donald S. Calan 5-June-12 [Signature] 5/19/12
 Signature of Responsible Officer in Lead Agency Signature of Preparer (If different from responsible officer)

Discussion followed, including:

- The Applicant briefly explained that he plans to build a stick-built single-family residence w/ 2 car garage, with log cabin siding, approximately 300' from the road, behind the front set-back of the existing barn.
- ZBA reviewed Applicant's area variance application on May 16, 2012, and a Public Hearing is scheduled for 6-6-12.
- There were no comments from the public.
- R. Olson stated that according to NYS law, the Planning Board needs to provide a written recommendation to the ZBA regarding the proposed area variance.

S. Hanko made a motion to close the Public Hearing; second by T. Schrage; unanimously carried.

D. Virgilio made a motion recommending that the area variance be granted by the ZBA; second by S. Hanko; unanimously carried. U. Liotta will prepare a letter of recommendation to the ZBA.

S. Hanko made a motion to approve the site plan conditioned on the following:

1. ZBA granting the area variance request; and
2. creation of a sanitary sewer district by the Town of Clarkson covering the property, and Applicant is required to sign the Town's petition prior to June 12, 2012; and
3. The Town of Hamlin and the Town of Clarkson entering into an inter-municipal agreement allowing the parcel to be part of the Hamlin sanitary sewer district on the North side of the road.

Second by D. Virgilio; unanimously carried. The Clarkson Town Board shall schedule a Public Hearing for July 10, 2012.

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2. **Michele & Darren Gamet**, / Robert & Carol Harris, Joint Applicants – site plan approval
Re: 10.12 a., Lawton Rd., Tax ID #041.01-1-9.42, Zoned: RS-20 / N-RES

D. Osborne opened the Public Hearing by reading the legal notice aloud, as well as the Resolution Adopting Negative Declaration, as follows:

RESOLUTION ADOPTING NEGATIVE DECLARATION

041.01-1-9.42

Tax Account Number

Darren & Michele Gamet

Name of Applicant

78 Lawton Road

Address of Property

Lawton Road, 10.12 acre site

Name of Project

WHEREAS, the Applicant requests Site Plan Approval at 78 Lawton Road, Town of Clarkson, County of Monroe, State of New York.

WHEREAS, this Board, declared itself to be the Lead Agency for Purposes of SEQRA on May 15, 2012; and

WHEREAS, in accordance with law and local practice, this Board referred this matter to the, the Town Conservation Board; and

WHEREAS, this project is an Unlisted Action for the purposes of SEQRA; and

WHEREAS, the developer has prepared and submitted Part 1 "Project Information" of the Full Environmental Assessment Form; and

WHEREAS, the Conservation Board has reviewed the documents submitted on May 19, 2012 and recommended a negative declaration be issued; and

WHEREAS, this Board having thoroughly reviewed the Environmental Assessment Form, the Recommendation from the Conservation Board, the property development plans dated May 10, 2012 prepared by DDS Engineers, and all of the items in the application, 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 the Negative Declaration attached hereto and made a part hereof as if the same were set forth a length herein.

2. That this resolution shall take effect immediately.

Whereupon the resolution was declared adopted.

Discussion followed, including:

- J. Clarke, engineer, stated that he had addressed the comments from JP Schepp and from Monroe County, and was seeking site plan approval.
- There were no comments from the public.

D. Virgilio made a motion to close the Public Hearing; second by T. Schrage; unanimously carried.

S. Hanko made a motion for site plan approval; second by T. Schrage; unanimously carried.

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Garnet

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

78 Lewton Road, 10.12 a. site
Name of Action

Planning Board, Town of Clarkson
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. Osburn - 5-June-12
Signature of Responsible Officer in Lead Agency

T/Clarkson Conservation Board
Signature of Preparer (if different from responsible officer)
By: Brian Lemon 5/11/12

X 6-5-12
Date

NEW BUSINESS

3. **Henry Conradt, Clarkson Self-Storage, Applicant – site plan approval**
Re: 3599 Lake Rd., Tax ID #054.13-1-2, Zoned HC / HMU

David Matt, of Schultz Engineering, explained the project and the revisions from the 1990 approved site plan. JP Schepp stated that David Goodwin, Highway Superintendent, has done a significant amount of drainage work on the property. What was previously planned on the 1990 approval is served much better now on the new plan, and it benefits the adjacent town property as well.

The Board discussed and revised JP Schepp's comments per letter dated 5-31-12; specifically, that the lot coverage by the proposed storage buildings as proposed is over 25%. Further, the side setbacks do not meet the code requirements for proposed building #6 and the "future phase 2 building"; that Applicant needs to either make changes to meet code, or apply to the ZBA for an area variance in both instances.

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To be done:

- Applicant to apply to ZBA for area variances; and
- Conservation Board to review SEQR; and
- Monroe County to forward their response to the referral; and
- PB Public Hearing will be scheduled for 6-19-12.

4. **Joseph Scarfone**, Atlas Automation, Applicant – site plan approval
Re: 77 & 99 Clarkridge Dr., Tax ID #055.04-1-17.115 & , Zoned GI / I

The architect, David Waldarek, presented the visual plan for the building. The engineer, Greg McMahon, presented the proposed site plan. Discussion included the following:

- The lots will not be resubdivided. The 12,000 sq. ft. building, parking lot, and septic system will be on Lot 6, and the drainage and retention pond will be on the adjacent Lot 8.
- A drainage easement from Lot 8 to Lot 6 will be required.
- JP Schepp's other comments per letter dated 6-1-12 were addressed.
- Atlas Automation has been in business since 1994; it develops control systems for the food and beverage industry. (i.e. Kraft, Nestle, bottled water, yogurt companies, etc.)
- The new office building at 77 Clarkridge Drive will house the programmers and engineers for the business (currently renting space in Greece). The shop is presently operating at 55 Clarkridge Drive.
- The interior layout of the building was explained, as well as the exterior features and the products to be used.
- The Applicant is also considering a solar application on the southern exposure, and a wind generator system.
- The Applicant was referred to the ZBA for a sign application.

To be done:

- Conservation Board to review SEQR; and
- Monroe County to forward their response to the referral; and
- PB Public Hearing will be scheduled for 6-19-12.

OTHER

5. The Board reviewed the information provided to them pursuant to the all-boards Comprehensive Plan meeting held on 5-15-12. The Board will continue with reviewing the code definitions.

OLD BUSINESS

6. Quakenbush Subdivision – site plan approved 5-15-12
Re: 2214 Lake Rd., Tax ID # 029.03-1-32, Zoned: RS-20 / RES & Hamlet Mixed Use

The Board reviewed Monroe County's response to the referral.

REVIEW OF MEETING MINUTES: June 5, 2012

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

NEXT MEETING: June 19, 2012

ADJOURNMENT: T. Schrage made a motion to adjourn at 7:05 p.m.; seconded by S. Hanko; unanimously carried.

Approved 6-19-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant