

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

July 17, 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, called for a moment of reflection for the troops in the U.S. Military, and reviewed the agenda.

PUBLIC HEARING

1. **Chad Smith**, Applicant – site plan approval
4.8 a. parcel @ 3501 Ridge Road, Tax ID #039.03-1-13, Zoned HC / C

David Matt, Engineer, Schultz Associates, presented the overview of the 3-phase project, which has no definite time-frame.

- **Phase 1:** The construction of a 40'x60' storage barn for storage of commercial landscaping equipment, a driveway entrance from Redman Road, a 165'x110' outdoor plant storage area, a 44'x90' employee parking area w/6 parking spaces, and a 49'x90' barn access area. The barn will be connected to public water and electric during this Phase. The proposed landscape screen will be created to ensure a continuous buffer to the residential neighbor to the N., and shall include a minimum of ten 6' tall blue spruce evergreens, spaced 20' on-center, or as needed.
- **Phase 2:** A restroom will be added to the existing barn; a leach field system will be added to the E of the barn; and 10 customer parking spaces will be added, including one accessible space, to the previous barn access area. The intent of Phase 2 is to open a small farm market or garden center.
- **Phase 3:** 18 customer parking spaces will be added, as well as a second 40'x60' barn S of the parking area. The intent of Phase 3 is to accommodate future expansion of the garden center business.

D. Matt advised that the comments of the Monroe County DRC and the Town Engineer have been addressed; that he is working with the Monroe County DOT in making adjustments to the driveway entrance; that the Monroe County Health Department is visiting the property this week to re: the proposed leach field site, and will note the perk test results on the site plan.

D. Osborne opened the meeting to the Public:

Sue Hoffman, 3447 Redman Road, stated in part:

- *the assessment on her property will go down with the addition of this new business, as well as the proposed business across the street on the E side of Redman Road.*
- *how can the Town allow a business between two houses?* Attorney Olson stated that the parcel in question has been zoned as Highway Commercial for more than 30 years.
- *what type of trees will be included in the buffering?* Per the plan notes under Phase 1, it will include a minimum of ten 6' tall blue spruce evergreens, spaced 20' on-center, or as needed that will create a continuous buffer. The Applicant will be enhancing the screening that is already present.

Mark Allen, 3493 Redman Road, stated in part:

- *that he wants to increase his home value.*
- *that he has no intent of hindering the Applicant from starting a new business.*
- *he questioned the buffering.* The trees will be planted inside the property line; that buffering is part of Phase 1.
- *he has 3-6" of standing water at his S property line parallel to the Applicant's parcel; he is concerned that runoff from the new business might adversely affect or increase his standing water issues; that he wants to put a pipe in the ditch.* D. Matt explained the drainage improvements that will be made. JP Schepp stated that per stormwater regulations, an open ditch is preferred to a pipe.
- *how much time between the phases of construction?* The Applicant stated that there is no timeline set; that business dictates progress; that he was advised to think and prepare for long-term when devising the proposed plan; that he owns the company, Monarch Lawn Care, and he has two employees; that approval of this site plan will allow him to proceed with Phase 1 and build the barn that he needs now to store his lawn care equipment.
- *can the proposed parking lot area be to the S of the property, closer to Ridge Road?* C. Fabry stated that would necessitate the removal of a lot of trees and require fill to be brought on site, all at additional cost to the Applicant. JP Schepp stated that Schultz Associates has prepared a good plan and disturbed as little land as possible.
- *can there be a commercial business entrance on Redman Road?* Yes.
- *does the driveway have to be a certain distance from the main intersection?* Monroe County DOT dictates where the driveway entrance will be.
- *restroom for employees?* small system in Phase 2, only for employees; Phase 3 access for customers.

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Gregory Hoffman, 3447 Redman Road, stated in part:

- *Redman Road vs. Ridge Road as the access to the business?* NYS (Ridge Road) says to put the entrance on a County road (Redman Road).
- *What will they (residents) see?* They will only see the barn from the road; all storage areas will be behind the barn.

D. Virgilio made a motion to close the Public Hearing; second by T. Schrage; unanimously carried. The Public was thanked for coming. The Planning Board's determination will be reserved until the next scheduled meeting on August 7, 2012.

NEW BUSINESS

2. **Gordon & Diana Niedermeier**, owners of 3810 & 3806 Sweden Walker – lot line change
Tax ID#070.01-1-10 & 11, Zoned RS-20 / HMU
Presented by: Cory Tufano, DDS Engineers

C. Tufano presented the application requesting that the lot line between the two properties be modified. This Board reviewed and discussed the proposal, and stated that this modification would create a lot that did not meet the Town Code requirement of 100' minimum lot width in RS-20 zoning; that if the Applicants wish to pursue the application, they need to apply to ZBA for an area variance first; or they could consult a real estate attorney to have an agreement drawn between the two properties. This Board advised the engineer to consult w/the Applicants regarding their options.

OPEN FORUM

3. **George Hage**, owner, 7538 Ridge Road, Tax ID#055.03-1-16; Zoned HC / HMU

G. Hage and A.J. Barea, Surveyor, were present to discuss options regarding this parcel of land. G. Hage stated that he would like to demolish the house presently on site and build a professional office building; that he is working with David Strabel, Architect.

OTHER

Jeffrey Gloff, an 18 y.o. area resident, attended tonight's meeting to earn credit towards his Eagle Scout badge. The Board congratulated him on his efforts, and wished him well in the future.

REVIEW OF MEETING MINUTES:

D. Osborne made a motion to approve the minutes from 7/3/12; second by J. Jackson; unanimously carried.
D. Virgilio made a motion to approve the minutes from 7/9/12; second by T. Schrage; unanimously carried.

NEXT MEETING: August 7, 2012

ADJOURNMENT: D. Virgilio made a motion to adjourn at 7:15 p.m.; second by T. Schrage; unanimously carried.

Approved 8-7-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant

NOTE: After the meeting, Jeffrey Gloff, interviewed Donald Osborne, Planning Board Chair, as part of his Eagle Scout badge requirements.