

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

August 7, 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 and reviewed the agenda.

PUBLIC HEARING - completion

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

D. Osborne read the Resolution aloud, as follows:

RESOLUTION ADOPTING NEGATIVE DECLARATION

| | |
|---------------------------|----------------------------|
| 039.03-1-13 | 3501 Redman Road |
| <i>Tax Account Number</i> | <i>Address of Property</i> |
| Chad Smith | Chad Smith Property |
| <i>Name of Applicant</i> | <i>Name of Project</i> |

WHEREAS, the Applicant requests Site Plan Approval at 3501 Redman 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 June 19, 2012; and

WHEREAS, in accordance with law and local practice, this Board referred this matter to 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, on June 14, 2012, the Conservation Board reviewed the documents submitted 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 June 1, 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 S. Hanko, 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: Chad Smith, 3501 Redman Rd.

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

| | |
|---|---|
| A. DOES ACTION EXCEED ANY TYPE I OR II THRESHOLD IN 6 NYCRR, PART 617.4? | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNDESIRABLE ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative assessment may be supported by another involved agency. | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING? (Answers may be handwritten, if legible) | |
| C1. Existing or 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, 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: | N/A |
| 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

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) reversibility; (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.

| | | | | | | |
|--|---|----------------|---|--|--|---|
| <input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the TUL EAP and/or prepare a positive declaration. | | | | | | |
| <input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analyses 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 the determination. | | | | | | |
| <table style="width: 100%;"> <tr> <td style="width: 50%;"> Town of Clarkson Planning Board Name of Lead Agency </td> <td style="width: 50%;"> 8-7-12 Date </td> </tr> <tr> <td> Donald F. Osborne Print or Type Name of Responsible Officer in Lead Agency </td> <td> Chairman Title of Responsible Officer </td> </tr> <tr> <td> [Signature] Signature of Responsible Officer in Lead Agency </td> <td> [Signature] Signature of Preparer (if different from responsible officer) Brian Lemon, Chairman Conservation Board </td> </tr> </table> | Town of Clarkson Planning Board Name of Lead Agency | 8-7-12 Date | Donald F. Osborne Print or Type Name of Responsible Officer in Lead Agency | Chairman Title of Responsible Officer | [Signature] Signature of Responsible Officer in Lead Agency | [Signature] Signature of Preparer (if different from responsible officer) Brian Lemon, Chairman Conservation Board |
| Town of Clarkson Planning Board Name of Lead Agency | 8-7-12 Date | | | | | |
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| [Signature] Signature of Responsible Officer in Lead Agency | [Signature] Signature of Preparer (if different from responsible officer) Brian Lemon, Chairman Conservation Board | | | | | |

Board discussion:

D. Virgilio stated that in his opinion, the Applicant should not be required to plant trees along the N property line because there appears to be a sufficient, mature treed buffer already in place. JP Schepp stated that the site plan reads “the proposed landscape screening shall be ... as needed to ensure a continuous buffer to the residential neighbor”. No further discussion.

J. Jackson made a motion that this Board grants site plan approval to the Applicant, with no conditions; second by D. Virgilio; unanimously carried. A Notice of Decision will be prepared.

OPEN FORUM

- Louie Hauck**, contractor for Jack & Kelly Palmeri re: new build McGrath Subdivision site plan filed 7-1-03; Sweden Walker Road Tax ID #030-04-1-32.203; Zoned RS-20 / S-Res

L. Hauck stated that his clients wish to make two changes to the plan, i.e. move the driveway to the N, and move the garage to the N side of the house. JP Schepp stated these changes are substantial enough to require a revised site plan. L. Hauck will discuss this with his clients, and advise.

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NEW BUSINESS

3. **Town of Clarkson**, Applicant – site plan approval
Re: Brockport Fire District Subdivision, 3655 Lake Road
Tax ID#054.13-1-6; Zoned HC / HMU

JP Schepp explained that the towns of Clarkson and Sweden, and the Village of Brockport, have created a fire district; that the proposed site plan for a 90' x 95' sub-divided lot was created so that the property distribution between the three entities was equitable. A separate application has been made to the ZBA for the required area variances, and that certain easements are required as well.

Board discussion followed. T. Schrage questioned what happens if the fire district dissolves? Will the property go back to the Town of Clarkson? The Board was willing to schedule the Public Hearing, but was waiting for direction from Attorney Olson.

Old Business

4. **NBCF – letter dated 7-30-12**
Re: paving 93 stone parking spaces by 6-10-12 per N-D dated 6-10-11

The Board reviewed the letter received from New Beginnings Church Fellowship requesting that the paving deadline of June 10, 2012 per the Notice of Decision dated June 10, 2011, be waived indefinitely or be reevaluated in three years. Board discussion followed. J. Jackson made a motion to extend the paving requirement for one additional year to June 10, 2013; second by D. Virgilio; unanimously carried. An amended Notice of Decision will be prepared.

REVIEW OF MEETING MINUTES:

D. Osborne made a motion to approve the minutes from July 17, 2012; second by T. Schrage; unanimously carried.

NEXT MEETING: August 21, 2012 @ 6:00 p.m.

ADJOURNMENT: D. Osborne made a motion to adjourn at 6:55 p.m.; second by S. Hanko; unanimously carried.

Approved 8-21-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant