

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

November 20, 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. **Outlook Development, LLC**, Applicant – Concept Plan for Subdivision & Site Plan Approval
Autumn Woods @ Sunset Center Lane, Tax ID# 068.02-1-35, 36, 37, 38, 39, 40, 41, 42, & 43.11
Present: Kris Schultz, Schultz Associates, Carl Grasta, Owner, Larry Fenity, Architect

K. Schultz presented the concept plan for Autumn Woods, and stated the following:

- The property was previously owned by Mahlon Blake. The nine individual lots will be combined into one for this project, which will include the eventual development of apartment buildings totaling 296 units. Section 1 will include 5 two-story apartment buildings x 12 units each = 60 units; plus the clubhouse, pool and maintenance building, and the storm water management pond expansion.
- The preliminary plan is for the entire project; plans for the first phase will be follow shortly; proposed construction ASAP.
- All major utilities are already in place; the site is well-drained; there is one large pond in place to take care of the drainage for the entire parcel.
- The site is zoned correctly as RS-10, with the exception of one lot (directly N of the proposed Brockport Federal Credit Union building lot) that will need to be rezoned from HWC to RS-10.
- Brockport Central School District: enrollment is declining so the addition will not be a burden on the school; the roads loop around for school buses; public transportation may be planned in the future.
- Impact on West Ave – NYSDOT transferred ownership of West Ave. to MCDOT at the time of the BFCU subdivision approval; plans were resubmitted to MCDOT so that this plan can go forward in the Spring, 2013. Traffic study will include everything up and down the street, volume, etc. The main choke is at the one entrance; MCDOT will dictate the requirements.
- There is an existing private asphalt roadway between the funeral home and health center properties to the E. This roadway leads to the property behind the funeral home that is also owned by C. Grasta, and is intended for self-storage units (individual units and some parking) in the future. The self-storage facility will not be exclusive to the apartment complex. This parcel is zoned HC and is appropriate for its intended use. The existing private roadway will not be used as an access road to the apartment complex.
- The preliminary plans have not yet been shown to the fire department.
- Roads: will be privately owned; 20' paved with gutters. There will be 4-way stops; speed limits 25 MPH.
- They will shield themselves from the neighboring apartment complex; residents will use a keycard system; there will be surveillance cameras.

L. Fenity presented the design of the apartments, and stated the following:

- In his opinion, it will be the nicest apartment complex in the area; the building plans have the ability to be modified and customized to the market. All units will be sprinkled, will include central air, will have all appliances, including washer & dryer; they will be frame built on slab; mechanicals will be in a closet in each unit; the exterior colors will change from building to building. Each unit will be separately metered for utilities.
- The market interest has been from small families and the elderly. All units have separate entrances; no common area; all lower level units are adaptable for easy access; they are not specifically built to be handicap accessible, but individual needs may be accommodated.
- Rental: 1 bedroom \$695; 2 bedroom \$780; 3 bedroom \$980; normal size garage +\$100.
- Dumpsters: there will be good collection points for pick-up w/ exterior solar lighting.
- Lighting: there will be ample street lights and security lights on all buildings.
- The existing sewer line is dedicated to the Town; the new sewer line will be private; MCWA will give the owner an easement; some easements will be abandoned.
- There will be ample open green space behind each apartment building w/ landscaping, and sidewalks throughout the development.
- Landscaping and overall buffering will be also be introduced.

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Other discussion included:

- The build-out plan is 5 years, 10 years, 15 years. The Town will realize a 10-15% increase in population.
- Law enforcement: MC Sheriff
- Lease: standard form for apartments. R. Olson requested that he be provided a copy for review.
- The parcel adjacent to BFCU to the E is also owned by C. Grasta, and an office building is planned in the future.
- This project will be a positive addition to the Town. The overall preliminary plan will be presented to PB in January. The existing site has already gone through the SEQR cycle (M. Blake subdivision). A letter is needed from the PB re: (1) recommending to TB that the one parcel be rezoned from HC to RS-10, and (2) that PB be lead agency re: SEQR.

OLD BUSINESS

2. **George Edelman**, 7568 Ridge Road, Tax Acct#055.03-1-5.1, Zoned: HC
Re: N-D dated 6-21-11, requiring stoned parking lot and driveway to be paved

U. Liotta reported that the parking lot and driveway have been paved. All conditions have been removed from the Notice of Decision.

REVIEW OF MEETING MINUTES

J. Jackson made a motion to approve the November 6, 2012 minutes; second by S. Hanko; unanimously carried.

NEXT MEETING November 20, 2012 @ 7:00 p.m.

ADJOURNMENT D. Osborne made a motion to adjourn at 8:15 p.m.; second by S. Hanko; unanimously carried.

Approved 12-4-12

Respectfully submitted,

Ursula M. Liotta
Administrative Assistant