

**TOWN OF CLARKSON**  
**PLANNING BOARD – MINUTES**  
**February 5, 2013**

**Board Members**

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

**Support Board Members**

Richard Olson, Town Attorney  
John Paul Schepp, Town Engineer  
Chad Fabry, Building Inspector/CEO  
Colleen Rogers, Administrative Assistant

\*excused

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. and T. Schrage led in the Pledge of Allegiance.

**OPEN FORUM**

None

**PUBLIC HEARING**

**R. Daniel Sadowski, Lot 5 Clarkson Parma T.L. Rd, Tax ID# 055.04-1-1.5.** The applicant was not present. The Board has tabled the Public Hearing until February 19, 2013.

**NEW BUSINESS**

**Outlook Development, LLC Autumn Woods @ Sunset Center Lane, Tax ID# 068.02-1-35, 36, 37, 38,39,40,41,42 & 43.11 (Pat Laber from Schultz Associates, Carl Grasta, Tony Grasta & Mike Grasta were present)**

- The nine individual lots will be combined into one for this project, which will include the eventual development of apartment building x 12 Units = 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 are in place.
- The site is zoned correctly as RS-20, with the exception of one lot directly North of the proposed Brockport Federal Credit Union. That is currently being rezoned by the Town Board.
- Brockport Central School was informed of the project they see no burden on them with this project.
- All major utilities are already in place, the site is well-drained; there is on large pond in phase to take care of the drainage for entire parcel.
- 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 and some parking. The parcel is zoned HC and is appropriate for the intended use.
- The roads will be privately owned; 20' paved gutters. They will shield themselves from neighboring property. There is plenty of green space available.
- All the units have separate entrances; no common area, all lower level units are adaptable for easy access; dumpsters; there will be good collection points for pick-up.
- 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.
- The build-out plan is 5, 10, & 15 years.

**Motion by T. Schrage to declare the Planning Board as Lead Agency on this project.**

**Second by D. Osborne.**

**Unanimously Carried.**

**OTHER**

N/A

**REVIEW OF MEETING MINUTES**

D. Osborne made a motion to approve the January 15, 2013 minutes; second by S. Hanko; unanimously carried.

**NEXT MEETING** February 19, 2013 @ 7:00 p.m.

**ADJOURNMENT** T. Schrage made a motion to adjourn at 8:00 p.m.; second by S. Hanko; unanimously carried.

Respectfully submitted,  
Colleen M. Rogers, Administrative Assistant