

TOWN OF CLARKSON
PLANNING BOARD – MINUTES
February 19, 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

Kristin Newman of 72 Bev Lane, Inquired about opening a dog kennel at 7412 Ridge Rd. The board reviewed with her the process for a special permit. Some of the information to gather would be hours of operation, waste removal plan, number of dogs to be on the premises at one time, parking and a site plan for the building. Kristin stated she is looking to build a 30 x 40 foot building. Kristin thanked the board for their input and will return when she is ready to present.

PUBLIC HEARING

R. Daniel Sadowski, Lot 5 Clarkson Parma T.L. Rd, Tax ID# 055.04-1-1.5.

Chairman Schrage read the legal notice and continued with the public hearing that was tabled at the last meeting. Jim Glogowski was present and is representing the Sadowski's. J.P. Schepp reviewed his engineering comments with the Mr. Glogowski which included the following:

- The grading plan is incomplete on the north side of the proposed house. Contours are missing or not resolved from 394 to 396 feet.
- The finished floor elevation for the garage is shown at 400.5 feet, whereas the adjacent grades are 399 feet.
- The site appears to need a significant amount of fill to meet the proposed grades. The source of the fill should be indicated.
- The Town of Clarkson was recently exploring a water district in the area of this development. The Town Board should be consulted regarding the status of this, as it may impact the need for a well and the costs to develop the lot.
- Mr. Glogowski will make the requested changes to the plan; they will be included on the final Mylar.

RESOLUTION RECOGNIZING TYPE II SEQRA ACTION

- **WHEREAS**, R. Daniel Sadowski has proposed construction of a Single family home located on lot #5 of the Turner Subdivision; and
- **WHEREAS**, this Board, by motion dated 2/19/13 declared itself to be the Lead Agency for Purposes of SEQRA; 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 Type II Action for the purposes of SEQRA pursuant to 6NYCRR617.5(c)(7) as it involves construction of a single family home and does not require a change in zoning our use variance, and is, therefore, not subject to review pursuant to SEQRA; and;
- **BE IT RESOLVED**
- 1. That this project has been determined not to have a significant impact on the environment and is not subject to further review under SEQRA.
- 2. This resolution shall take effect immediately.

Motion by S. Hanko to approve the application of R. Daniel Sadowski for a single lot subdivision in accordance with Town Code and all Engineering comments addressed.

Autumn Woods @ Sunset Center Lane, Tax ID# 068.02-1-35, 36, 37, 38, 39,40,41,42 & 43.11 (Kris Schultz from Schultz Associates, Carl Grasta were present)

The Board reviewed J. P. Schepp's engineering comments which were as follows:

- At the development review committee meeting it was noted that the sanitary sewers and storm drains would be private, except the storm water management pond and the trunk sewer. However, the plans show easements to the Town for the entire storm and sanitary system.
- The Town should consider extending the dedicated portion of the Sunset Center Lane to Road C. This

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will allow for a turnaround and access to the storm water management pond. At a minimum an easement for turnaround should be shown.

- The sanitary sewer is only about 10 feet from buildings 3-A, 3-D and 3-E. This sewer is about 14 feet deep in location. Greater separation should be provided for a maintenance and repair of the sewer repair.
- Street lights are shown only at the road intersections. A lighting plan should be provided to verify that lighting will be adequate.
- Calculations of the existing and proposed sanitary sewer flows and capacity of the sanitary sewer system should be provided.
- The typical building later connection detail is provided, but does not match the plans. Several of the roads, such as a road “A “do not have sanitary sewers or water mains along the roadway.
- Plans indicate two possible future access drives. A definitive secondary means of ingress/egress should be included on the plans. The easterly access seems to be the more logical location.
- An engineer’s estimate should be provided to establish a letter of credit for dedicated facilities including: the storm water management pond, roadway extension, connections to the sanitary sewer, etc.
- The separation requirement between buildings should be established. Some buildings such as 5-B and 5-D only have about 25 fee separation
- The state Environmental Quality Review documents need to be provided.

A SEQR was done on the property for Site Plan and the change in zoning the Conservation reviewed and agreed with the determination but had a few points of concern. Signatures will be obtained from the Chairman.

- Will there be enough dumpsters for the entire site.
- A landscaping plan should be shown on the map.
- They would like to see sidewalks on the plan.
- A more detailed lighting plan.
- Possibility of a signal light at the entrance.

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

Second by D. Osborne.

Unanimously Carried.

Motion by T. Schrage to call for a public hearing on March 5, 2013. Second by J. Jackson. Unanimously Carried.

Bell Atlantic Mobile of Rochester, L.P. /d/b/a Verizon Wireless:

Requesting site plan approval to construct and operate a 195 +- wireless telecommunications tower (plus a 4 foot lightning rod and ancillary facilities located at 99 Horizon Park Drive. Tax ID# 054.01-1-22.12, Zoned RS-10

Thomas C. Greiner Jr. of Nixon Peabody LLP presented the following information:

Verizon Wireless is a public utility and wireless telecommunications licensee of the Federal communications commission. to remedy service inadequacies in and around the Horizon Park Drive are of the Town of Clarkson and the surrounding areas, Verizon Wireless proposes to construct and operate the Facility on property owned by the Town of Clarkson, located at 99 horizon Park Drive, Town of Clarkson.

The site consists of approximately 10,000 square feet of land, to be leased from the Town, whose entire parcel is approximately 23.76 acres, along with access and utility easements to provide access and utilities to the lease parcel. The project will consist of a 195 foot self supporting tower with a 4 foot lightning rod and a 12 x 30 foot equipment shelter and other associated improvements all as shown on the site plan prepared by Costich Engineering. Upon site plan approvals they will be working with the Zoning Board of Appeals to get the necessary approvals from them.

The project will not pollute, will not create noise or vibration, will not create any significant increase in traffic, will not create any environmental problems, will not increase population density, and will not create any demand on governmental facilities. In addition will not create any detriment to adjoining properties or change the character of the neighborhood. The project will promote the public welfare by improving the communications capability for emergency service providers serving the town as well as provide modern wireless telecommunication service.

Chairman Schrage asked about some type of buffer for the tower, possibly a flag, the picture submitted to the board of the tower location is in his backyard. They will consider the suggestion.

- A SEQR will be prepared by the Conservation Board.
- The Board is awaiting comments from the County
- The information was forwarded to the Town Consultant Bill Johnson; the Board is waiting for his review.
- A letter of credit is required.

Motion by T. Schrage to call for a Public Hearing for the Verizon Wireless Site Plan.

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Second by J. Jackson
Unanimously Carried.

Brian Stiles, 1363 Roosevelt Highway, Tax ID# 030.02-2-13.4, Zoned RS-20

Mr. Stiles presented his application to convert his single family home into a two family residence. He is requesting a Special Permit. He presented Plans to the building inspector for conversion of his basement into living space. The board requested documentation that his current septic system has capacity for the addition

Mr. Stiles stated he will bring that information to the Board.

Motion by J. Jackson to call for a Public Hearing on March 5, 2013.

Second by S. Hanko.

Unanimously Carried.

REVIEW OF MEETING MINUTES

D. Osborne made a motion to approve the February 5, 2013 minutes; Second by S. Hanko; unanimously carried.

NEXT MEETING March 5, 2013 @ 7:00 p.m.

ADJOURNMENT S. Hanko made a motion to adjourn at 8:45 p.m.; Second by D. Osborne; unanimously carried.

Respectfully submitted,
Colleen M. Rogers, Administrative Assistant