

TOWN OF CLARKSON - PLANNING BOARD
Clarkson Town Hall, 3710 Lake Road, Clarkson, NY 14430

April 2, 2013 @ 7:00 p.m.

Chairperson

Scott Hanko, Chair

Members

David Virgilio, John Jackson, Donald Osborne

Support

J.P. Schepp, Town Engineer

Richard Olson, Attorney

Chad Fabry, Code Enforcement

Colleen Rogers, Building Coordinator

Pledge of Allegiance

Open Forum

Bergquist-Missel. 3400 Monroe-Orleans Line Rd, Application to subdivide existing parcel into two lots. Lot one to contain 15 +/- acres and lot two to contain 101.0 acres. Zoned Recreation Conservation.

The board reviewed the map presented by A.J. Bareara and would like to see the following on the map.

- Show the existing septic system and any well if applicable
- Send to Monroe County DRC for review
- show wetlands on the map

Motion by S. Hanko to call for a public hearing on April 16, 2013. Second by D. Osborne. Unanimously Carried.

Public Hearing

Outlook Development, LLC, Applicant – Concept Plan for Subdivision & Site Plan Approval
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,

An email was presented to the Board from Monroe County Department of Transportation on the traffic study done on the project by SRF & Associates. The following were comments made by Brent H. Penwarden III.:

We concur with the consultant that the currently proposed 296 apartments will not significantly impact the adjacent traffic network. The developer has a permit currently to reconstruct the existing shoulders 200 feet in each direction from sunset Center Lane on both sides of West Avenue. This work will help allow through vehicles to easily bypass left turning vehicles into the site. Since there appears to be large vacant parcels of land adjacent to the site, we request the Town include MCDOT on any future proposed development that will gain access through this site via sunset Center Lane. Additional future traffic mitigation may be required.

JP Schepp stated he is satisfied up to this point

Motion to close the public hearing by D. Osborne, Second by J. Jackson. Unanimously Carried.

State Environmental Quality Review Act, Determination of Environmental Significance.

TOWN OF CLARKSON - PLANNING BOARD

Clarkson Town Hall, 3710 Lake Road, Clarkson, NY 14430

Motion by D. Osborne after the board's thorough and careful review of the project and application materials submitted in connection therewith, that the board determines this Type 1 Action. Second by J. Jackson. Unanimously Carried.

Motion by D. Virgilio to approve the application of Autumn Woods with the following conditions.

1. Developer shall post a letter of credit or acceptable financial security in the amount of \$34,622.25
2. Filing of easements with MCCO prior to signing of the maps.
3. approval of local law #1 by the Town Board
4. Expiration of Permissive Referendum period on release of easements and recording of release.
5. Second road shall be constructed before any permits for Section four are issued.
6. Shoulder construction 200 feet in each direction prior to C of O

Second by D. Osborne, Unanimously Carried.

New Business

Review and discussion on a revision of Town Code 140-16, Installation of utility or communications facilities. A resolution was made to:

1. Remove preference for a guyed tower.
2. Allow building Inspector to make determination that there is "no substantial change" to the facility and the Planning and Zoning approves are not required after the application is reviewed by our RF engineer and our Town Engineer.
3. Revise application and review fees after checking with other municipalities.

Motion by D. Osborne to sent this to the Town Board for approval, Second by D. Virgilio. Unanimously Carried.

Old Business

Other

The Basset Group (Clarkson Heritage Commons submitted an application which will be reviewed at the next meeting.

Minutes March 19, 2013

Next Meeting April 16, 2013

Adjourn

Motion by S. Hanko to adjourn the meeting at 8:30pm. Second by J. Jackson. Unanimously Carried.

Respectfully Submitted,
Colleen Rogers
