

**TOWN OF CLARKSON
PLANNING BOARD MEETING
February 18, 2014**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, February 18, 2014 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 PM.

PRESENT-Board Members

Donald Osborne – Chairperson
*Scott Hanko
John Jackson
Dave Virgilio
William Rowe

Support Board Members

Richard Olson, Town Attorney
Chad Fabry, Bldg. Inspector/Code Enforcement
*JP Schepp, Town Engineer
Kathy Kemp, Administrative Assistant

* *Excused*

CALL TO ORDER

D. Osborne opened the meeting at 7:00 p.m. and led all those present in the Pledge of Allegiance.

OPEN FORUM

No one spoke.

AUTUMN WOODS SELF STORAGE

Kris Schultz from Schultz Associates reviewed the site plan for this project. He addressed items of concern listed in a letter from JP Schepp of Chatfield Engineers.

Discussion: There will be no issues to be addressed with the MCWA or the Monroe County Department of Health. Lighting will be as described in the site plan. The storage units will resemble the style of the apartment buildings for aesthetics. Attorney Olson reviewed Town Code in reference to Highway Commercial and Special Use Permits. Attempts will be made to review the procedure followed when the storage units on Lake Road were constructed.

A Public Hearing will be scheduled for Tuesday, March 18, 2014 at 7:00 p.m. here at the Town Hall.

AUTUMN WOODS, SECTION 2

Kris Schultz from Schultz Associates reviewed the site plan, which is basically the same as the original overall plan. They are just seeking final approval to begin this section. JP Schepp had also sent a letter to the Board with comments regarding Section 2. K. Schultz addressed each of these concerns with those present.

Motion by D. Osborne

Seconded by J. Jackson

To grant final approval for the Autumn Woods, Section 2 plans as submitted.

Unanimously carried

BROOK FIELD AT CLARKSON

Chris Centola from Costich Engineering, on behalf of Al Spaziano, introduced conceptual plans and drawings illustrating the proposed apartment complex on Sweden Walker Road (Brook Field at Clarkson). This parcel of land totals approximately 31 acres – 24 residential and 7 commercial. Proposed housing will include 36 duplex units, four 16-unit two-story apartments, five 26-unit three-story apartments, one 89 unit three-story senior residence, a community center, as well as commercial space. There will be two access roads – East Avenue and 104/Ridge Road. Attorney Olson discussed the fact that this project is proposed to be developed using Incentive Zoning (Local Law #3-2013). A lengthy question and answer session ensued. Subsequent steps involve the developer introducing the plans on this project to the Town Board at their March 11, 2014 meeting together with the documents required per the Code. A Public Hearing will be scheduled by the Town Board. If approved by the Town Board, it will come back to the Planning Board for site plan review.

C. Fabry brought up Hamlet Mixed Use and the use of different design features to produce a more staggered effect, making the apartments have a more residential appearance. A. Spaziano said that new drawings are in progress which will utilize four different designs.

MINUTES

Motion by J. Jackson
Seconded by W. Rowe
To approve the February 4, 2014 minutes
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, March 4, 2014 at 7 p.m.

ADJOURNMENT

Motion by D. Osborne
Seconded by J. Jackson
To adjourn the meeting at 8:10 p.m.
Unanimously carried

Respectfully submitted,

Kathy Kemp
Administrative Assistant

APPROVED March 18, 2014