

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
AUGUST 19, 2014**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, August 19, 2014 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 p.m.

**PRESENT – Board Members**

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

**Support Board Members**

\*Richard Olson, Town Attorney  
Chad Fabry, Bldg. Inspector/Code Enforcement  
JP Schepp, Town Engineer  
Kristen DiFilippo, Bldg. Dept. Coordinator

**CALL TO ORDER**

D. Osborne opened the meeting at 6:00 p.m. and led all those present in the Pledge of Allegiance. A moment of silence was observed for all those serving in the military.

**NEW BUSINESS**

**Joseph and Amy Buchel, 2961 Redman Road**

Regarding: Site Plan Approval for a one lot single family home accompanied by a storage barn to be constructed prior to home. John Clarke – Project Manager from DDS Engineers, LLP represented Joseph and Amy Buchel, who were also present. Clarke stated that the Area Variance for the construction of the barn was approved on June 16, 2012. The reason for constructing the barn prior to the home is to hold the material and allow them to build at a prudent pace. C. Fabry stated that the permit for the barn and home needs to be obtained at the same time. D. Osborne asked if the owners would be living in the barn before construction of the home. Clarke replied no, as there will only be electric running into the barn with no water. In addition a Leach-field, public water and utilities services are proposed.

Chad addressed with Clarke the long distance of the driveway, approximately 900 feet from Redman Road. The driveway must be a minimum of 12 feet wide with a strong stone base to support emergency vehicles. JP Schepp stated that consultation with the Fire Marshal is necessary before constructing the driveway. Schepp also stated that the current site plan map is missing contour lines and these need to be added.

Referral forms will be sent to Monroe County Department of Planning and Development and Short Environmental Quality Review Assessment forms will go before the Conservation Board for review.

Joseph and Amy Buchel of 2961 Redman Road will be added to the Planning Board Agenda for Tuesday September 16, 2014 @ 7:00 p.m. upon review from MCDPD and the Conservation Board.

**OLD BUSINESS**

**AUTUMN WOODS, SECTIONS 3 & 4**

Property owner Carl Grasta and Engineer Kris Schultz of Schultz Associates were present. The site plan includes Sections 3 & 4 of the Autumn Woods project located on Sunset Center Lane. The new construction will include five apartment buildings in Section 3 that will contain a total of 60 apartments and three apartment buildings in Section 4 that will contain a total of 36 apartments. The proposed Subdivision will create two new lots: Lot 301 and Lot 401. Extension of the existing utilities as well as a private roadway for a second access road just east of Sunset Center Road are also proposed.

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The proposed access road is a private drive shared by Oak Orchard Health, Fowler Funeral Home and Autumn Woods self-storage off of West Avenue. Since the last meeting, August 5, 2014, Kris Schultz spoke with Bob Viscardi, Highway Superintendent, about a possible "dedication roadway." Viscardi stated that the current private drive was not built as a town road and therefore would not hold up to that level of use. Chris Schultz also met with Don Marenus, Fire Chief, as to other solutions, explaining that the "gate" approach was an eye sore and difficult to maintain. Schultz proposed removable metal bollards with a Hasp closure. There would be a total of four bollards blocking the roadway with boulders on either side. All the bollards could be removed for emergency vehicles and Carl Grasta would maintain the area in the winter.

Board Member S. Hanko expressed his concern about the lack of attention this access road had received and felt that this issue was resolved last year. Schultz stated that there is not enough free land to dedicate a road. He has spoken with all persons immediately affected by the bollards and the responses were all positive.

C. Fabry stated that Sections 1 and 2 need to be completed before construction of Sections 3 and 4 can begin. All the Board Members and Support Members then met at the Autumn Woods site with Carl Grasta and Kris Schultz to view the proposed access road.

Motion by: John Jackson

Seconded by: Scott Hanko

To schedule a Public Hearing on September 2, 2014 to discuss changes regarding the proposed access road from the original plans and final consultation with Attorney Dick Olson.

**MINUTES**

Motion by: John Jackson

Seconded by: Scott Hanko

To approve the August 5, 2014 minutes.

Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, September 2, 2014 at 7:00 p.m.

**ADJOURNMENT**

Motion by: John Jackson

Seconded by: Scott Hanko

To adjourn the meeting at 7:00 p.m.

Unanimously carried

Respectfully submitted,

*Kristen DiFilippo*

Building Department Coordinator

*Approved 9-3-2014*