

**TOWN OF CLARKSON
PLANNING BOARD MEETING
March 3, 2015**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, March 3, 2015 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

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 Enf.
JP Schepp, Town Engineer
Kristen DiFilippo, Bldg. Dept.

CALL TO ORDER

D. Osborne opened the meeting at 7:00 p.m. and led all those present in the Pledge of Allegiance and a moment of reflection for those serving in the military.

NEW BUSINESS

**William Holding – Liberty Cove Subdivision, Section 6 (Amenity Drive)
Tax Acct# 069.01-1-1.121**

Bernard Schmieder, P.E., L.S. presented the site plan for the proposed subdivision of 11 lots in the last section of Liberty Cove, approximately 14 acres.

B. Schmieder stated another detention pond for the storm sewer system would be constructed with water mains in the road to finish the project. The sanitary sewer shown in the plan, as well as the detention pond, were part of the preliminary plan approved several years ago. He also brought attention to the 10 foot wide right-of-way between Lot 36 and Lot 37, asking Board Members if the proposed emergency access should still be deeded to the Town of Clarkson as the proposed adjacent development was no longer planned. The easement does not serve a purpose connected to what will be a farm field.

Town Engineer JP Schepp detailed minor issues that need to be addressed:

- The 10 foot wide right-of-way is too small to have purpose for the Town.
- Site plan requires an additional fire hydrant.
- Calculations need to be provided for storm water control.
- More detail to be included for the storm water pond including; elevation of the outfall structure and safety grate that should include a protection hood that reduces clogging.
- A manhole to be added and piping to direct the drainage of the storm sewer into the forebay.
- The rim and invert elevations of the catch basins should be included.
- The Town of Clarkson Standard Plan Notes should be added to the plans.
- Easement descriptions should be included.
- An estimate for the letter of credit needs to be submitted.

Town Attorney, R. Olson asked how long the proposed 11 homes would take to be built. W. Holding answered approximately 3 years. Olson also asked what the proposed plan for the 10 foot right-of-way would be. A discussion followed with a plan to add 5 feet to Lot 36 and 5 feet to Lot 37, increasing acreage to the lots and eliminating the easement.

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Motion by Scott Hanko

Seconded by John Jackson

To approve the site plan for Section 6 Liberty Cove Subdivision contingent on JP Schepp's conditions being addressed, the 10 foot right-of-way being split and added to Lot 36 and lot 37, letter of credit and easements approved by the Town Attorney.

Unanimously carried

OPEN FORUM

**Kristopher Oaks – Clarkson Parma Town Line Road (Vacant Land)
Zoned: RS-20**

AJ Barea, L.S., representing Mr. Oaks, stated that his client purchased vacant land on Clarkson Parma Townline Road with approximately 65+ acres. The intention of Mr. Oaks is to re-adjust property lines and take the existing property line, which is the west line of the lot to the north, and extend it south to the south line property. He would like to subdivide the existing house and garage from the rest of the land and create a 60 foot wide access to the rear of the property.

After discussion, it was determined that in addition to a lot line change, there would be a creation of a third lot. A formal application to the Planning Board needs to be provided and appropriate steps need to be followed, including referral to Monroe County Planning and Development.

MINUTES

Motion by Don Osborne

Seconded by Scott Hanko

To approve the February 3, 2015 minutes with corrections to the Brook Field discussion paragraph.

Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, March 17, 2015 at 7:00 p.m.

ADJOURNMENT

Motion by Don Osborne

Seconded by Dave Virgilio

To adjourn the meeting at 7:32 p.m.

Unanimously carried

Respectfully submitted,

Kristen DiFilippo

Building Department Coordinator

Approved 3/17/2015