

**TOWN OF CLARKSON
PLANNING BOARD MEETING
September 15, 2015**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, September 15, 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. Coordinator

*Excused

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. D. Osborne read aloud the agenda.

NEW BUSINESS

**Mary Jo Culbertson – 3550 Redman Road
Tax Acct# 039.03-1-22.2
Zoning: Highway Commercial**

Regarding: Site plan approval for a 30' x 50' barn that will be utilized as a garden center for the sale of vegetables and nursery stock.

Chairperson, D. Osborne asked Kris Schultz of Schultz Associates, P.C. to give a brief outline of the proposed site plan. Kris Schultz presented a rendering of the site plan and proposed garden center.

- Parcel acreage and dimensions, 503' x 886' – 5.9 acres.
- Present use of the parcel is agricultural.
- Proposed barn is 30' x 50' (3,000 square feet).
- Proposed garden center will be utilized for the commercial sale of vegetables and nursery stock.
- Location will be on the northeast corner of the intersection of Ridge Road with an access driveway on Redman Road.
- Additional barn to be built south of the proposed structure in the future.
- Parking lot will have 16 parking spaces, initially stone and eventually will be paved.
- There are existing trees on Redman Road along the right away buffering the parcel.
- Initial application went through the Town Board for re-zoning.

Town Engineer, JP Schepp stated Clarkson Town Code §140-36 F(3); **All parking and loading spaces provided, along with their necessary driveways and passageways, shall be graded and drained as necessary to dispose of all surface water accumulation within the area and shall be surfaced with an asphaltic or portland cement binder pavement so as to provide a durable and dustless surface.**

Town Engineer, JP Schepp stated their needs to be sufficient buffering between the 3550 Redman Road parcel and the neighboring residential parcel. Building Inspector, Chad Fabry stated the Clarkson Town Code §140-36 C; **For all buildings, structures and parking areas not abutting a major road, the minimum front setback shall be 70 feet, and the minimum rear and side setbacks shall be 30 feet, except that, where a lot in any commercial or industrial district abuts a lot in a residential district, the side and rear setback for any business, commercial or industrial district on said abutting line shall be at least 40 feet from the property line. A buffer area consisting of embankments, trees, shrubs, plantings or fences shall be erected along said property line as a condition of site plan approval by the Planning Board.**

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Town Engineer, JP Schepp also stated an erosion and sediment control plan is needed.

Motion by Donald Osborne

Seconded by William Rowe

To schedule a Public Hearing on Tuesday, October 6, 2015 at 7:00 p.m.

Unanimously carried

OLD BUSINESS

Brook Field at Clarkson – Incentive Zoning Application review

Tax Acct# 069.02-1-1.23, 069.02-1-1.22, 069.02-1-1.21

Reuban Ortenberg, attorney for Woods, Oviatt, Gilman LLP attended the meeting representing Brook Field at Clarkson. He gave a brief overview regarding the concept of incentive zoning:

- NYS making it possible for municipalities to provide a vehicle for the applicant to request certain “incentives” in exchange for “amenities” and relief from the Town Code §140-61(B).
- The incentive to the Town would be of Mixed Use including; Senior housing, luxury apartments, two-unit villas, two-unit duplexes, a community center and retail/commercial buildings.
- The proposed amenity is a cash amount of \$375,000 to be paid prior to the issuance of the first building permit.
- The proposed project would be developed in three phases: (1) senior living and high-end housing, (2) luxury apartment buildings and villas, (3) five mixed use buildings including residential and commercial use.
- Developer would build two commercial buildings in phase one.

Mike Montalto, engineer for Costich Engineering P.C. representing Brook Field at Clarkson gave a technical overview of the site plan:

- A total of 31 acres, 24 acres are zoned suburban-residential and 7 acres are zoned commercial.
- Incentives and amenities offered: Mixed use (apartments, villas, commercial/residential, senior living) setbacks, density and buffering around the whole development, Hamlet style, private roads and sewers.
- Changes made to the original preliminary site plan including; elimination of an access drive on East Avenue, staggered duplexes along Sweden Walker Road, incorporated the right away in/out on Sweden Walker Road, series of storm water management facilities throughout the development, the community center was moved to be a focal point, reduced roadways in the development to make the traffic flow better and incorporated sidewalks all around for pedestrians.
- Added visitor parking.

Chairperson, D. Osborne stated a concern on the location of the air conditioning units facing Sweden Walker Road. M. Montalto stated the distance between housing units is 40 feet and adequate amount of space for the air conditioning units to go in between, concealed with shrubbery.

M. Montalto addressed the Monroe County Water Authority checklist in moving forward for approval for this project.

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M. Montalto stated certain concerns that need to be addressed in moving forward with a site plan: (1) How to incorporate storm water management with the capacity of the proposed development? (2) How will the proposed development work with the topography of the land before a full site plan is generated?

W. Rowe asked where the location of the waste receptacles would be in the proposed development. A. Spaziano stated the town homes will have their own garbage totes, the duplexes and villas will have their own garages to house the totes and there will be a separate garage for all other totes with one waste service collecting all totes.

Building Inspector, C. Fabry questioned M. Montalto's comment that two commercial buildings would be constructed in phase one. C. Fabry asked when the construction of the community center building is scheduled with respect to the three phases. M. Montalto stated the community center would be constructed in phase one.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, October 6, 2015 at 7:00 p.m.

ADJOURNMENT

Motion by Donald Osborne
Seconded by William Rowe
To adjourn the meeting at 8:00 p.m.
Unanimously carried

Respectfully,

Kristen DiFilippo
Building Department Coordinator

Approved 10/06/2015