

TOWN OF CLARKSON
WORKSHOP MEETING
November 19, 2015

The Town Board of the Town of Clarkson held a workshop on Thursday, November 19, 2015 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 PM.

PRESENT:

Paul Kimball	Supervisor
Allan Hoy	Councilperson
Christa Filipowicz	Councilperson
Patrick Didas	Councilperson
Jackie Smith	Councilperson

ALSO:

Richard Olson	Town Attorney
JP Schepp	Town Engineer
Kristin Coon	Ass't to Supervisor

The Town Board met to discuss Part 2 of the Full Environmental Assessment Form on the proposed Brook Field at Clarkson project. Four Clarkson residents were in attendance along with Support Board members Harold Mundy, Don Osborne, and Dave Virgilio. Al Spaziano (Project Manager), Mike Montalto (Project Engineer) and Reuben Ortenberg (Project Attorney) were present on behalf of the project.

Attorney for the Town Olson described the contents of Part 2 which is titled *Identification of Potential Project Impacts*. He reviewed tips for completing this form and then read the header for each of the 18 sections. If the group answered *no* to a section, then he proceeded to the next section. If the group answered *yes*, then the questions that followed were addressed individually (please see completed form attached). Since many of these issues/questions were engineer-related, Town Engineer JP Schepp fielded the answers.

Positive responses included:

Section 1. Impact on Land:

e. The proposed action may involve construction that continues for more than one year or in multiple phases. *The proposed project will take approximately three to five years.*

Section 3. Impact on Surface Water:

a. The proposed action may create a new water body. *Small impact; there will be a storm water detention pond.*

d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body. *There will be a small impact on stream beds.*

e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments. *With storm water controls, there may be a small impact.*

h. The proposed action may cause soil erosion, or otherwise create a source of Stormwater discharge that may lead to siltation or other degradation of receiving water bodies. *Small impact.*

i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action. *Small impact.*

Section 8. Impact on Agricultural Resources:

d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in Agriculture District, or more than 10 acres if not within an Agriculture District. *Moderate to large impact as this is agricultural land, but has not been used as such in approximately two years. It is considered fallow land.*

11.19.15**Section 13. Impact on Transportation:**

e. The proposed action may alter the present pattern of movement of people or goods. *Small impact. The roadway geometry of the proposed project will not encourage people to cut through the subdivision to avoid the intersection.*

f. Other impacts: *Level of service is mitigated by New York State Department of Transportation suggestions. The project size has been reduced by 100 units. Timing changes on signal lighting have been made at the intersection of Ridge Road and Sweden Walker Road with potential “geometry changes” being suggested.*

Section 14. Impact on Energy:

b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use. *Small impact; services are all underground.*

d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed. *Small impact; all units will be Energy Star compliant.*

Section 15. Impact on Noise, Odor and Light:

e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. *Small impact; the project will be “dark sky” compliant.*

f. Other impacts: *Small impact with headlights from automobiles heading east out of the development and turning south being visible to property owners on Sweden Walker Road. The developer is willing to provide “screening” for those residents, if desired.*

Section 16. Impact on Human Health:

a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community. *Small impact; there is a group home on the east side of Sweden Walker Road, which is in the Town of Sweden.*

Section 17. Consistency with Community Plans:

a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s). *Moderate impact.*

b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%. *Small impact; the proposed action will increase population by just over 5%.*

g. The proposed action may induce secondary development impacts (e.g. residential or commercial development not included in the proposed action). *Moderate impact; desirable to encourage commercial development on Ridge Road.*

Section 18. Consistency with Community Character:

a. The proposed action may create a demand for additional community services (e.g. schools, police and fire). *Small impact.*

f. Proposed action is inconsistent with the character of the existing natural landscape. *Small impact; project will be designed to blend in with the existing landscape.*

Attorney for the Town Olson reported that Betsy Brugg, attorney for the developer, has provided him with a draft negative declaration, which means no adverse environmental impact. A positive declaration means there are issues of major impact that need further exploration and/or mitigation. Supervisor Kimball asked Town Engineer JP Schepp for his opinion on this Environmental Assessment. Based on his 25 years of experience, Schepp's recommendation was for a negative declaration. Attorney Olson reminded those present that even with a negative declaration, the applicant will have to go before the Planning Board. Supervisor Kimball explained that because this project falls under Incentive Zoning, the Town of Clarkson is the lead agency; therefore, the project was presented to the Town Board ahead of Planning.

Supervisor Kimball requested that Attorney for the Town Olson prepare a negative declaration for the Town Board to review at its next regularly scheduled meeting on November 24, 2015. A vote will be taken at that time.

Respectfully submitted,

Sharon S. Mattison
Town Clerk

Approved 12-08-2015