

**TOWN OF CLARKSON
PLANNING BOARD MEETING
February 2, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, February 2, 2016 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.

*Excused

CALL TO ORDER

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

NEW BUSINESS

**Mac Estates (Carl Grasta) – 3736 Sweden Walker Road
Tax Acct# 070.01-1.20.111
Zoning: Residential RS-20**

Regarding: Development of a Major Subdivision involving (2) sections.

Kris Schultz of Schultz Associates presented a preliminary concept plan for the proposed Mac Estates Subdivision on Sweden Walker Road. He stated the plan would involve (2) sections:

- Section 1 has an area of 7.92 acres and will create ten two-family residential lots. Access to these lots will be through a proposed dedicated road. This section is on the north-end of Sweden Walker Road.
- Section 2 has an area of 8.53 acres and will create three single family residential lots. Access to these lots will be through a proposed private drive. This section is on the south-end of Sweden Walker Road. A common driveway will be shared between the three single family homes.

K. Schultz stated a rendering of the full potential site plan will be sent to Monroe County Department of Planning and Development along with the NYS Department of Transportation. He stated the NYS DOT will review the plans and give formal comments as to the impact of the proposed site plan on the traffic on Sweden Walker Road.

K. Schultz stated he is proposing individual water services. He stated there is an existing sanitary sewer easement that runs through the parcel.

K. Schultz stated his intention is to schedule a public hearing initially on the three single family residential homes with the intention of future two-family homes.

Chairperson, D. Osborne asked how far the front setbacks will be in relation to the three single family residential homes. K. Schultz stated that two-thirds of the east-side of the parcel are wooded and the plan is to construct the three homes behind the existing trees and minimize the clearing to accommodate for a front and back yard. The proposed shared driveway will be constructed along the edge of the existing trees.

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PLANNING BOARD MEETING
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S. Hanko stated that the Mac Subdivision application needs to be revised to lesson confusion to the public. He stated the application needs to be labeled as Section 1 and Section 2. Town Attorney R. Olson clarified that the public hearing will only be on the three single family homes and not the ten two-family homes.

K. Schultz stated the proposed subdivision plans regarding the roads need to be followed by the NYS Department of Transportation. Town Attorney, R. Olson asked what the time frame would be for receiving comments. K. Schultz stated the NYS DOT has thirty days to return comments. K. Schultz stated he would like to wait for the response comments from the NYS DOT before scheduling a public hearing.

Chairperson, D Osborne asked Town Engineer, JP Schepp if he had any concerns (JP Comments):

- Section II.4.2 of the Town Design Criteria indicates that the maximum allowable dead end road is ten times the minimum lot width for the zoning district. This equates to 900 feet. The proposed dedicated road in Section 1 is shown at 1,175 feet long and exceeds the standard.
- The plan includes a dead-end dedicated road for Section 1 and a dead-end private road on Section 2. Connecting the roads should be considered to reduce traffic impacts and provide better access to emergency vehicles. The proposed plan directs heaviest traffic at the north end near the already congested intersection. A traffic study should be completed.
- Lot 101 is an unusual shaped lot. Maintenance of the long portion of the lot adjacent to the entrance will be addressed.
- A storm water management pond is proposed on lot 111. The ownership and maintenance of this lot needs to be determined.
- The plan includes extension of a dead-end water main for Section 1 and extension of three long water services for Section 2. Looping this water main should be considered for system reliability, water quality and fire protection.
- Section 140-21 E(8) indicates that water services are to be adequate to provide fire protection. The Developer's engineer should be provide calculations illustrating fire protection is available for our review.
- The hydrant located on lot 106 should be moved to avoid conflict with driveways.
- The Planning Board should consider the following:
 1. Street light
 2. Side-walks
 3. Buffering between the existing and proposed homes.

MINUTES

Motion by Scott Hanko
Seconded by John Jackson
To approve the January 19, 2016 Minutes.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, February 16, 2016 at 7:00 p.m.

ADJOURNMENT

Motion by John Jackson
Seconded by Scott Hanko
To adjourn the meeting at 7:50 p.m.
Unanimously carried

Respectfully,

Kristen DiFilippo
Building Department Coordinator

Approved [03/01/2016]