

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
April 5, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, April 5, 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.

**OLD BUSINESS**

**Daniel & Mandy Crumb – 2586 Lake Road**

**Tax Acct# 029.03-1-45.121**

**Zoning: Residential RS-20**

Regarding: Subdivision of land into two parcels and the construction of a single family home on a 6.333 acre lot.

Justin Kellogg of Meagher Engineering stated the Monroe County Department of Planning and Development referral comments were received to make a determination for the above application. A copy of the report was submitted in the applicants property file, located in the building department.

Chairperson, D. Osborne asked Town Engineer, JP Schepp and Town Building Inspector, C. Fabry if they had concerns, they stated no concerns.

Motion by Donald Osborne

Seconded by Dave Virgilio

To approve SEQR as an Unlisted Action and not subject to further review.

Unanimously carried

Motion by Donald Osborne

Seconded by John Jackson

To approve the Reis Subdivision / Site Plan Application.

Unanimously carried

**Mac Estates -3736 Sweden Walker Road**

**Tax Acct# 070.01-1-20.11**

**Zoning: Residential RS-20**

Regarding: Site Plan, Special Permit and Subdivision approval to create three single-family residential lots.

Kris Schultz of Schultz Associates, P.C stated his client is seeking approval for three single-family residential lots. He stated he received Town Engineer, JP Schepp's comment letter on the Mac Estates Subdivision/Site Plan and had the opportunity to work through those concerns with the Town Engineer.

K. Schultz brought a prepared storm water report including the entire project of Phase 1 and phase 2 for the Town Engineer.

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Town Attorney, R. Olson asked if the NYS Department of Transportation has approved this site plan. K. Schultz stated the NYS Department of Transportation does not give approval, they give a permit for construction. He stated he received comments from the NYS DOT and they had no concerns for the entire site plan including Phase 1 and Phase 2.

Town Engineer, JP Schepp reviewed aloud his concerns for the site plan:

- Storm Water calculations report need to be submitted.
- Safety concerns with the storm water pond need to be addressed.
- Elevations levels being too low for the culvert and home.
- More detail is needed on the outflow structure of the storm water pond.
- Calculations for the water services need to be submitted.
- Unresolved traffic concerns with Phase 2 concerning the entrance road and the proposed Express Mart.

Building Inspector, C. Fabry had no concerns for the development of the three residential homes as it meets the Town of Clarkson Code requirements.

Town Engineer, JP Schepp stated he needs to review the storm water report presented tonight before he makes a final comment.

Town Attorney, R. Olson stated his concerns as followed:

- The sewer easement needs to be defined and located.
- Phase 1 (three single-family homes) needs to be contingent on Phase 2 (duplexes) not to exceed twenty dwelling units maximum.
- Safety concern with the pond be addressed.
- There be adequate visual buffering between the current residents along Sweden Walker Road and Phase 2 construction.
- Approval be subject to the Town Engineer's review and approval of the drainage report and all phases of construction.

Motion by Donald Osborne

Seconded by Dave Virgilio

To approve SEQR as an Unlisted Action and not subject to further review.

Unanimously carried

Motion by Dave Virgilio

Seconded by Donald Osborne

To approve the Mac Estates application contingent on all the issues named above.

Unanimously carried

**OPEN FORUM**

Ed Martin, P. E., of LandTech Surveying and Planning P.L.L.C. represented **Arkadiy Kravchenya of 11 Clarkridge Drive, Tax acct# 055.04-1-17.13, Zoned: General Industrial.** Regarding the construction of a 60' x 40' building to operate a used car dealership on a 5 acre parcel.

E. Martin presented the Planning Board Members with a Conceptual Architectural Concept Plan.

- The proposed building will be a walkout in the back with three bay garage doors for repairs for his car operation.
- Twenty-five display spaces across the front, sized 9' x 20' each.
- Additional seven spaces for customers and employees to the east side of the building, sized 10' x 20' each, with two handicapped spaces.

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- Total of eight-tenths of an acre disturbance of the parcel, keeping it under one acre.
- Potential to expand in the future on the parcel.
- Entrance off of Clarkridge Drive.

E. Martin stated he is looking to the Planning Board for:

- basic planning issues
- Potential concerns to avoid.
- Clarification from the Clarkson Town Code on front setback and area variances.

D. Osborne stated hours of operation, signage, noise and lighting of the proposed operation will need to be addressed moving forward.

**James J. Donahue – 7056-7060 Ridge Road, Tax# 055.04-1-15.1, Zoned: Highway Commercial.** Regarding: Review of industrial rezoning on West Ridge Road. Town Attorney, R. Olson stated the Planning Board Members are required to review the zoning district change application of James J. Donahue for the Clarkson Town Board and give their recommendation in making a determination. He stated the applicant is proposing to rezone his parcel from Highway Commercial to Industrial.

Building Inspector, C. Fabry stated the parcel is located on the south-east corner of the Industrial Park. He stated the parcel is bounded on the south-side and west-side by land zoned industrial.

Town Attorney, R. Olson stated The 2008 Town Board Minutes indicate that they agreed to a change on the proposed map from Highway Commercial to Industrial.

C. Fabry stated any change in the parcel would need a site plan and application to the Planning Board.

J. Jackson stated he is in favor of the rezoning to Industrial.

Motion by John Jackson

Seconded by William Rowe

To recommend that the Town Board grant the application of James J. Donahue for the rezoning of his parcel from Highway Commercial to Industrial for the following reasons:

- The parcel is bounded on the south side and west side by land zoned industrial.
- The parcel on the south side of Ridge Road is a golf course with a clubhouse/restaurant.
- The Minutes of the Town Board from 2008 indicate that the Town Board agreed to change the proposed map for this parcel to industrial.
- The historic use of the parcel has been of an industrial nature.
- The parcel exceeds the minimum size requirements for industrial.
- Any change in use of the parcel would be subject to site plan approval by the planning Board.
- The Zoning Code of the Town of Clarkson has sufficient buffer requirements to insure that the property that the east will be appropriately buffered.

Unanimously carried

**MINUTES**

Motion by John Jackson  
Seconded by William Rowe  
To approve the March 15, 2016 Minutes.  
Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, April 19, 2016 at 7:00 p.m.

**ADJOURNMENT**

Motion by Donald Osborne  
Seconded by John Jackson  
To adjourn the meeting at 8:35 p.m.  
Unanimously carried

Respectfully,

*Kristen DiFilippo*  
Building Department Coordinator

*Approved 04/19/2016*