

**TOWN OF CLARKSON
PLANNING BOARD MEETING
April 19, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, April 19, 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 6:00 p.m. and led all those present in the Pledge of Allegiance with a moment of reflection for those serving in the military and neighbors in Houston, Texas. D. Osborne read aloud the agenda.

D. Osborne stated the Planning Board Meetings will change times to 6 p.m. starting May 3, 2016.

New Business

**Brook Field @ Clarkson – Sweden Walker Road, East Avenue & Ridge Road
Tax Acct# 069.02-1-1.21, 069.02-1-1.23, 069.02-1-1.10
Zoning: Residential RS-20 & Highway Commercial**

Regarding: Incentive Zoning for the Development of 265 Residential Units:

Developer, Al Spaziano of Atlantic Funding and Real Estate and Michael Montalto of Costich Engineering were present for the meeting. M. Montalto provided for the Planning Board preliminary site plans and presented renderings of the proposed structures for the site plan.

M. Montalto stated the Brook Field @ Clarkson received Incentive Zoning Approval from the Clarkson Town Board in November 2015. He stated there has been minor adjustments to the revised site plan including:

- Grading plans
- Utility plans

M. Montalto stated the storm water management plan has been refined in the following ways:

- Potential linear detention storm water facilities along the western property line.
- Combination of two wet ponds for the facility added.
- Three bio-vegetated areas for storm water added.
- The area along Ridge Road is being infiltrated due to the sandy soils.
- The drainage area going through the site will be piped.
- All the water mains will be sourced off of Ridge Road.
- The sanitary system has two connections to the site.

M. Montalto stated there is a vegetation plan in support of the “Hamlet” style for the portion of Sweden Walker Road and the internal roads of the site plan. The proposed plan includes the planting of three variations of trees along the roadways; Sweet Gums, Lindens and London Plane trees.

M. Montalto stated the site plan includes the incorporation of a pedestrian connectivity. He stated there will be a sidewalk that runs the whole length of

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Sweden Walker Road and terminates at East Avenue. Town Attorney, R. Olson stated in the Clarkson Town Board Resolution for approval, the portion of the site plan on East Avenue has to be side-walked, including across the parcel not being developed.

Chairperson, D. Osborne stated he has an issue with Road "B" being a dead-end and it needs to have a turn-around or a hammer-head.

M. Montalto stated his intentions are to get Preliminary approval for the site plan so that the formal application can be started with Monroe County and New York State Department of Transportation.

Developer, Al Spaziano gave a rendering of the Front Elevation for the proposed 16-Unit Apartment Building showing a gabled roof and hip elements with architectural designs. He also provided a rendering of the three-story Senior Building. Black and White renderings of the front and rear elevations along with floor plans for the two-unit carriage homes were provided. M. Montalto stated all the architectural designs were made by James Fahy Design Associates.

A. Spaziano stated the units abutting the street are staggered with changing color variations and two fronts.

Town Engineer, JP Schepp asked how the phasing construction would follow. A. Spaziano stated Phase 1 construction would include; (8) two-Unit Senior Villas, Community Center, (89) Senior Unit Building and (2) Mixed Use Buildings nearest Ridge Road.

Town Engineer, JP Schepp stated some concerns:

- Concerned with the current hydrologic calculations and the existing water body on the site running along the common property line of the mobile home park. An analysis of the calculations needs to be done of the off-site flow.
- Updated traffic analysis needs to be submitted to the Planning Board Members.
- Water and Sewer design needs to be submitted.

M. Montalto stated a highway access plan needs to be submitted to NYS DOT to start the six week review for formal comments of recommendations to be made.

J. Jackson asked what the lighting will be along the proposed sidewalks in the site. M. Montalto stated LED Lantern style lights on pedestrian poles are proposed.

J. Jackson asked if pets would be allowed in the buildings. A. Spaziano stated yes. A. Spaziano stated there is green space for dogs on the development.

Town Attorney, R. Olson asked if soil testing has been done for the site. A. Spaziano stated yes, in May 2014.

Chairperson, D. Osborne stated revised plans showing the sidewalks, possible lighting along Sweden Walker Road, turn-arounds at the end of the dead end streets, elevations of the rear facing Sweden Walker Road and traffic studies should be submitted at the next Planning Board meeting.

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Town Building Inspector, C. Fabry stated he would review the site plan along with the Fire Department for fire safety concerns with the proposed turn-arounds, hammerheads and/or cul-de-sacs.

Town Attorney, R. Olson stated an architectural consultant will be involved in the Brook Field @ Clarkson Development. C. Fabry stated high-end materials will be used in construction including Hardie Board, masonry facades on the commercial buildings and stone veneers for example. C. Fabry stated he would like to see the end-elevations for Sweden Walker Road.

MINUTES

Motion by John Jackson
Seconded by Dave Virgilio
To approve the April 5, 2016 Minutes.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, May 3, 2016 at 6:00 p.m.

ADJOURNMENT

Motion by Donald Osborne
Seconded by Scott Hanko
To adjourn the meeting at 8:15 p.m.
Unanimously carried

Respectfully,

Kristen DiFilippo
Building Department Coordinator

Approved 05/03/2016

