

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 7, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, June 7, 2016 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 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 and our neighbors in Texas. D. Osborne read aloud the agenda.

PUBLIC HEARING

**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: Site Plan Approval for the Development of 265 Residential Units.

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

M. Montalto stated on November 24, 2015, The Brook Field @ Clarkson obtained approval from the Clarkson Town Board for Incentive Zoning and since that time, engineered designed documents have been formulated in accordance with the conditions of the Incentive Zoning. The layout of the Development is primarily the same project that was presented to the Town Board with some minor modifications:

- The (2) apartment units have been rotated to help them fit into the contours of the land.
- The Storm Water Design Plan was presented.
- In addition to the private internal sidewalks, the project added a public sidewalk system designed for Sweden Walker Rd and East Avenue to provide connectivity to the perimeter of the site.
- The sidewalks will be illuminated.
- The connection points from a roadway standpoint are; (1) access point on Ridge Road, a right in – right out only on to Sweden Walker Road and a secondary connection point to East Avenue.
- The roadway system is all private.
- There are internal garages for each of the units plus reserve parking throughout the development.
- The entire grading scheme has been developed for handicapped accessibility and to promote walkability.
- The architecture to the buildings has been developed to meet to the objective of a Hamlet style. Both the fronts and rears of the buildings have architectural treatments so that the units along Sweden Walker Road appear to be fronts.
- The apartment buildings are all (2) stories with the same architectural design theme.

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- The (2) family buildings are along East Avenue and Sweden Walker Road.
- The commercial with apartments above are along Ridge Road.
- The roadway system and perimeters have been treated with landscaping.
- The natural topography slopes down and allows for the taller buildings to be set down into the site.

M. Montalto stated the Development is a 31.3 acre parcel with 265 residential units which will be constructed in (3) phases consisting of:

- 20 two-unit villas.
- Six 16-unit two-story apartment buildings.
- One 87-unit three-story residence.
- Five eight-unit apartments over commercial space.
- One community center
- 30,000 sq. ft. of commercial/office buildings

Chairperson, D. Osborne opened the Public Hearing for comments from the public.

Jack Rollwagen of 787 East Avenue stated he owns the 60 acre farm property immediately to the west of the development. He stated he was a professor at the college for 35 years and has lived in the Brockport area for 45 years. J. Rollwagen stated he is invested in this development emotionally and would like to speak to the Planning Board members and fellow neighbors about his concerns:

- He is concerned with a lack of democracy concerning the Brook Field Development.
- He felt the minutes from the Town Board Public Hearing held in 2015 were “sanitized” and did not properly reference his statements and concerns.
- He stated how he was troubled at how the Town Board came to a decision on their votes without more input from the public and its residents.
- He stated that any objection to the process of the Development was not going to have any effect on the outcome.
- He believed that the \$375,000 incentive money to the Town was to ameliorate the taxes for the residents.

Chairperson, D. Osborne asked J. Rollwagen if he is opposed to the project itself. J. Rollwagen stated he is a realist and is more concerned with the process of the project rather than the project itself.

Sue Alexander of 3746 Sweden Walker Road she owns the parcel across from the Development and her concerns are as follows:

- She stated at the first Planning Meeting there was no mention of a road access off of Sweden Walker Road.
- She stated she is concerned that there will be three accesses off of Sweden Walker Road which will create more traffic and accidents.
- She stated she does not want to see “backyards” and feels her opinion does not matter.
- She stated she is trying to protect her property.

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Julie Lapinski – resident of the Town of Sweden stated she realizes her rights on this subject are not the same as the residents of the Town of Clarkson but is concerned with the impact on Sweden Walker Road regarding the traffic.

- She stated she is not in opposition of “smart” progress but feels this project is not “smart” growth.
- The amount of traffic on Sweden Walker Road and East Avenue will be considerable and realizes the NYS DOT will say the impact is minimal but clearly it will not be.
- She stated she is concerned with the construction trucks and the noise level. All the development is affecting the quality of life for the residents on Sweden Walker Road.
- She stated she feels no one cares and questions the vision of the Town Board for the Town of Clarkson.

Anne Scheid of 171 Gilmore Road stated this is her first Planning Meeting and she is concerned with the traffic and the impact and safety of this development on the community and its residents.

J. Rollwagen hopes that if anything comes from the meeting tonight, the concerns for the traffic and the ability for Sweden Walker Road to handle it will be investigated.

Stella Mower of Maple Ridge Park stated she wants to make sure a fence will be constructed between the development and the mobile park. M. Montalto stated yes there will be a fence, it was a condition in the Town Board resolution under incentive zoning.

Frank Lapinski – resident of the Town of Sweden asked if anyone from the Town of Clarkson has challenged the NYS DOT and its findings/conclusions.

Mark Whitehair of 3816 Sweden Walker Road stated he is concerned with NYS DOT taking properties away from the residents to put in another traffic lane once they realize that Sweden Walker cannot handle all the traffic.

Diana Niedermeier of 3810 Sweden Walker Road stated her concerns as follows:

- She stated the Brook Field @ Clarkson project is too large to be developed on Sweden Walker Road.
- She stated the project needs to be developed in a better area conducive to the traffic impact.
- She stated her continued concerns for the bumper to bumper traffic and accidents along Sweden Walker Road.
- She stated that she moved to the country to see the stars and the sunsets, not to have her town turned into Greece or Bergen, NY.

J. Rollwagen asked if the Planning Board can inquire into the traffic situation as part of the investigation of the project. Town Engineer, JP Schepp stated there has been two traffic studies prepared and the Town of Clarkson has asked for revisions to these studies. He stated the traffic studies have recommended at a minimum, changes to the timing of the lights to help reduce the delays. He stated there has also been concerns issued in the traffic study regarding defacto turning lanes that have developed with cars using the shoulders. JP Schepp stated the Planning Board is looking into shoulder

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widening to provide proper turning lanes. He stated The traffic study is an ongoing process and the State has not made a final decision. He stated that Sweden Walker Road and Ridge Road are NYS roads and ultimately under their control. J. Rollwagen inquired if Monroe County government could intervene concerning the traffic situation. JP Schepp stated that the NYS DOT has not made any final decisions and we are at the Planning stages of the Brook Field @ Clarkson Development. He stated the Planning Board has listened to all the residents' concerns and are doing their due diligence in proceeding forward.

Robert Boon – 42 Valley View Drive asked if any of the residents of the Town of Clarkson have seen or analyzed the NYS DOT traffic study. He stated his concern with the traffic situation that will develop as a result of this development not just to Sweden Walker but the whole community. Town Engineer, JP Schepp stated there has been two traffic studies prepared and updated and the Town is asking for additional information, reiterating it's a work in progress. S. Hanko stated the traffic studies are all public and available at the Town of Clarkson for review. R. Boone stated it would be beneficial to publish the traffic report in the local newspaper.

J. Rollwagen thanked the Planning Board Members for listening to his concerns and appreciated the discussions that took place tonight.

M. Montalto stated he wanted to make a point of clarification in regards to the traffic studies:

- The institute of transportation engineers have a standard to which all traffic impact studies get written.
- The firm hired to perform the traffic study looked at a more intense development, they took growth factors into account based on trends within the area, based on norms and standards for growth, types of traffic, existing roadway conditions, delays at intersections and the number of vehicles.
- The initial traffic report was submitted to the Town of Clarkson and to the NYS DOT. From that, the Development was scaled down and revised and resubmitted.
- He stated all the variables are being considered. The Town, Engineer and NYS DOT comments are all looked at together. He stated the NYS DOT has NOT made any approval, they are in the review stage with ongoing dialogue.

Peter Head of 321 Gilmore Road stated he was told that route 531 was never going to be extended, therefore, the fundamental problem of all the traffic coming down Sweden Walker Road from route 31 will never change just get worse.

D. Niedermeier stated the Village of Brockport traffic is horrendous forcing even more traffic onto Sweden Walker Road to avoid the Village of Brockport.

S. Hanko stated this Public hearing is an opportunity for the residents to express their feelings not just on the traffic but the entire project. He stated there is a lot of information inclusive of the traffic and the majority of the meeting has been spent on traffic studies alone. He inquired if anyone has had a chance to look at what is being proposed, specifics, questions pertaining and or issues of what is being proposed on the property. S. Hanko stated there is much more than just the effects on traffic and what will potentially be seen

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from across the street. He stated that there is much more to this Development to comment on. He stated all the information concerning The Brook Field @ Clarkson was made available in advance and posting on the Town website along with the local newspaper in order for the community to be well informed. S. Hanko asked if there are any questions in regards to the project itself.

D. Niedermeier stated she does not want street lights shining on Sweden Walker Road, she does not want sidewalks leading from nowhere to no place. She stated all her concerns center around traffic. She stated her inconvenience with the 6 p.m. Meeting time when people are working 12 hour days. She stated this development is overwhelming for the residents on Sweden Walker Road and too large in scale.

S. Alexander stated she is worried for potential flooding problems and feels her concerns raised at the Town Board meeting have not been addressed. She stated there has been no revisions to the site plan to include berms blocking the view from the current homes on Sweden Walker Road on to the development.

S. Hanko stated the Planning Board and the Town Board are two different entities. The Planning Board is set in place to deal with the specifics of the site plan development itself and to make suggestions on what you would like to see in the approved development.

Building Inspector, C. Fabry stated the whole project is owned by a single entity and all the maintenance will be performed by the entity that owns the project, therefore, the roads, lawns, garbage and all the physical facility will be taken care of by an entity.

Motion by Scott Hanko
Seconded by Dave Virgilio
To Close the Public Hearing
Unanimously carried

Chairperson, D. Osborne stated no decision will be made tonight and he appreciates all comments and to be rest assured all the concerns will be considered and we will move forward from there. He thanked the residents for their attendance and professionalism that was exhibited.

NEW BUSINESS

**Arkadiy Kravchenya – 11 Clark Ridge Drive
Tax Acct# 055.04-1-17.13
Zoning: General Industrial**

Regarding: Site Plan Approval to construct a 2,400 sq. ft. commercial building for car sales.

Ed Martin, Engineer with LandTech represented A. Kravchenya and briefly outlined his proposed site plan:

- Proposing to construct a 2,400 sq. ft. commercial building for auto sales.
- (25) Display spaces and (7) customer parking spots.
- Public water main along Clark Ridge Drive to the west with a proposed curb cut.
- Waste water will be treated on site (Ridge Road side of building).
- Soil disturbance is 8/10 of an acre.

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- Employees will have access to the north side of the building (Drive-way culvert recommended by Town Engineer, JP Schepp).
- Proposed signage by the intersection out of the state right away.
- Sign will be typical monument style with color scheme matching the building (earth tone).
- Totes stored inside the rear garage for waste.
- Bollards along the north side of the pavement along the customer parking area.
- Handicapped parking included.
- Vegetation added to property.

S. Hanko asked if any type of mechanical/body/painting work will be done. A. Kravchenya stated car sales, oil changes and break work, minor work. Building Inspector, C. Fabry asked if any tire work will be done. A. Kravchenya stated no. C. Fabry recommended a dumpster for the business.

Motion by Chairperson Donald Osborne

Seconded by John Jackson

To Declare a Negative Declaration determined not to have significant adverse environmental impacts based on the recommendation of the Conservation Board.

Unanimously carried

Town Engineer, JP Schepp asked about the lighting for the site plan. E. Martin stated (4) building mounted fixtures are proposed with (2) on either side of front doorway and (1) over each man door in the back. He stated there will be no night sales. D. Osborne asked Building Inspector, C. Fabry if he had any concerns, he stated no concerns.

Motion by Donald Osborne

Seconded by William Rowe

To Schedule a Public Hearing on June 21, 2016 at 6 p.m.

Unanimously carried

Darryl Moser – Clarkson Parma Town Line Road

Tax# 041.02-1-21.2

Zoning: RS-20

Regarding: Site Plan approval to construct a single family dwelling.

Town Engineer, JP Schepp reviewed the site plans and had no concerns.

Building Inspector, C. Fabry also reviewed the plans and had no concerns.

Motion by Dave Virgilio

Seconded by John Jackson

To Waive the Site Plan Review

Unanimously carried

Motion by Dave Virgilio

Seconded by John Jackson

To approve the above Site Plan

Unanimously carried

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OLD BUSINESS

Kevin Manna (Ridge Runners Bar and Grill) – 8006 Ridge Road

Tax Acct# 054.04-1-7

Zoning: Highway Commercial

Regarding: Approval for a Site Plan modification.

K. Manna stated he originally constructed a walk in cooler and made the judgment to improve the addition at the last minute. The original design was a freezer on a concrete pad. He decided to enclose the freezer by adding an addition accessible from the inside and exterior door for deliveries.

Motion by John Jackson

Seconded by Dave Virgilio

To Approve the Site Plan Modification to the original Site Plan

Unanimously carried

The Basset Group (Clarkson Heritage Commons) – 3670 Lake Road

Tax Acct# 054.14-1-5.11

Zoning: Highway Commercial

Regarding: Site Plan Approval for a modification to the proposed underground storm water storage facility.

John Clarke of DDS Engineers, LLP represented the applicant Eric Basset who were both present at the meeting. J. Clarke stated the original site plan was approved in 2013 for an underground storm water storage facility but since that the time the Bassets have gotten an opportunity to purchase the property to the east and the north from William Buttery. He stated they would like to take the underground storage and move it to a surface pond. J. Clarke stated on the property to the north they would like to remove the existing retaining wall.

S. Hanko asked if the Bassets currently own the north and east property from William Buttery. E. Basset stated they are currently under contract. He stated his purchase contract is contingent on the Bassets being able to use the property. Town Attorney, R. Olson asked if the parcels would be combined into one parcel. J. Clarke stated no, they are proposing to put an easement over the pond and leave them separate properties. J. Clarke stated the Bassets would be purchasing the property from the center line of the creek. Town Attorney, R. Olson stated it will be a land lock parcel as the contract stands now and the most efficient way would be to subdivide and combine the parcels.

Motion by Scott Hanko

Seconded by Dave Virgilio

To Approve the above described site plan modification subject to:

- The applicant acquiring title to the property to the east and the property to the north of 3670 Lake Road.
- Applicant, Town Attorney and Town Engineer working out the terms for an emergency access easement to the Town of Clarkson for the maintenance of the storm water system.

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MINUTES

Motion by John Jackson
Seconded by William Rowe
To approve the May 17, 2016 minutes.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, June 21, 2016 at 7:00 p.m.

ADJOURNMENT

Motion by Dave Virgilio
Seconded by John Jackson
To adjourn the meeting at 8:00 p.m.
Unanimously carried

Respectfully,

Kristen DiFilippo
Building Department Coordinator

Approved 07/19/2016

