

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
September 6, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, September 6, 2016 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT – Board Members**

Donald Osborne – Chairperson  
William Rowe  
Dave Virgilio  
John Jackson \*

**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 the recent flood victims. D. Osborne read aloud the agenda.

**PUBLIC HEARING**

**Mac Estates (Phase 2) – 3736 Sweden Walker Road**

**Tax acct: 070.01-1-20.111**

**Zoning: Residential RS-20**

Regarding: A Site Plan approval to construct six (6) two-family residential lots and one (1) additional lot containing a storm water management facility. A Special Use Permit for six (6) two-family residences in the residential RS-20 District.

Chairperson, D. Osborne opened the Public Hearing by reading the legal notice aloud.

Kris Schultz of Schultz Associates, P.C. and Developer, Carl Grasta were present at the meeting. Chairperson, D. Osborne asked K. Schultz to give a brief outline of the Mac Estates application. K. Schultz stated this application is a two phase project, the first phase being the three single family residences located south of the phase two project on Sweden Walker Road. He stated in phase one public hearing for the three single family residences, the site plan originally depicted ten two-family units with a dedicated roadway. In the revised site plan the roadway has been shortened and four units have been removed to reduce the size of the development

K. Schultz stated C. Grasta has taken extra attention to be a “good neighbor” and listen to the concerns of residents along Sweden Walker Road and create a sufficient buffer between their homes and the proposed town homes. He stated C. Grasta brought the dedicated road and townhome units down as east as possible to create more yard.

K. Schultz stated the development was scaled down which reduced the need for a large storm water management system.

K. Schultz stated the traffic impact along Sweden Walker Road will be minimal.

Chairperson, D. Osborne opened up the hearing for comments from the public: **Diana Hartter of 3780 Sweden Walker Road** stated that she was appreciative of the developer for taking time to listen to the neighbors/residents.

**Kermit Mercer of 7816 Ridge Road** asked if the townhomes will connect to sewers. K. Schultz stated yes.

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Motion by Dave Virgilio  
Seconded by William Rowe  
To close the Public Hearing  
Unanimously carried

Chairperson, D. Osborne stated the Planning Board will not be making a motion on the application until the Town lawyer, R. Olson is present.

**NEW BUSINESS**

**The Basset Group (Clarkson Heritage Commons) – 3670 Lake Road  
Tax acct# 054.14-1-6.2 & 054.14-1-8.1  
Zoning: Residential RS-10 & Highway Commercial**

Regarding: Minor subdivision approval.

Engineer, John Clarke of the DDS Companies and Developer Eric Basset were both present at the meeting. J. Clarke stated the application is for a minor subdivision of two parcels located at the northeast corner of route 104 and route 19. He stated the original lot (8.9 acres) running north to south and directly east of the Clarkson Commons Apartments was owned by William Buttery. The Bassets entered into an agreement with W. Buttery to purchase a portion of that 8.9 acres parcel, specifically the land at the northern property line by Burch Farms 6.4 acres. He stated W. Buttery's remaining land will be 2.5 acres which has his single family home and barn.

J. Clarke stated that the Bassets are also purchasing a 0.9 acre "L" shaped parcel located north of the Clarkson Commons Apartments on Lake Road. He stated the 0.9 acre parcel and 6.4 acre parcel will be combined to total 7.3 acres that will have access to Route 19. He stated there are no plans currently to develop on the vacant land.

J. Clarke stated they are proposing a drainage easement surface pond located in the southwest corner by the existing creek.

Motion by Donald Osborne  
Seconded by Dave Virgilio  
To approve the Basset Group application  
Unanimously carried

**OLD BUSINESS**

**Darryl Moser – Clarkson Parma Town Line Road  
Tax acct# 041.02-1-21.2  
Zoning: Residential RS-20**

Regarding: SEQR Determination

Motion by Donald Osborne  
Seconded by Dave Virgilio  
To Determine the above described application as a Type II SEQR action and therefore, not subject to further environmental review.  
Unanimously carried

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**Brook Field at Clarkson, Express Mart – Route 104 and Route 260**

**Tax acct#**

**Zoning: Highway Commercial and Residential RS-20**

Regarding: Traffic Impact Study prepared by GTS Consulting

Costich Engineering on behalf of their clients Alantic Funding and Real Estate and Petr-All Petroleum Consulting Corporation submitted a Traffic Impact Study on August 26, 2016 to the Town of Clarkson prepared by GTS Consulting. The Traffic Impact Study was prepared in accordance with Chapter 5 of the NYSDOT Highway Design Manual (HDM) and submitted to the Clarkson Building Department.

Town Engineer, JP Schepp read a summary of the (5) improvements proposed:

1. To construct a 150 foot eastbound right turn lane on Route 104 at Route 260.
2. To improve the shoulder on the west side of Route 260 at the proposed Express Mart site driveway.
3. To construct sidewalks along Route 104 and Route 260.
4. Shift 8.5 seconds of green light time at the Route 104/Route 260 intersection from the east/west phase to the north/south phase during both the morning and the night hours.
5. Shift 4.5 seconds of green light time at the Route 260/East Avenue intersection from the eastbound phase to the north/south phase during both the morning and the night hours.

Town Engineer, JP Schepp stated the above traffic impact report prepared by GTS Consulting was submitted to the NYS Department of Transportation. He stated the Planning Board can make further recommendations but the final decision will be made by the NYSDOT.

**Pamela Mercer of 7816 Ridge Road** asked what the estimated traffic volume is on Sweden Walker headed east towards Route 104. JP Schepp stated the estimated volume is 12,000+ vehicles.

**Ernest Hartter of 3780 Sweden Walker Road** asked if there is a record of accidents along Route 260/Route 104. JP Schepp stated there is a crash analysis report performed in accordance with NYSDOT Highway Design Manual which shows that the accident rates are above the statewide average.

Town Building Inspector, C. Fabry stated the Town of Clarkson will always advocate for the greatest improvements but ultimately it is in the control of the NYSDOT.

Motion by Donald Osborne

Seconded by William Rowe

To nominate John Jackson for Alternate Chairperson

Unanimously carried

**MINUTES**

Motion by Donald Osborne

Seconded by William Rowe

To approve the August 2, 2016 Minutes.

Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, September 20, 2016 at 7:00 p.m.

**ADJOURNMENT**

Motion by William Rowe  
Seconded by Donald Osborne  
To adjourn the meeting at 7:45 p.m.  
Unanimously carried

Respectfully,

*Kristen DiFilippo*  
Building Department Coordinator

*Approved 09/20/2016*