

# TOWN OF CLARKSON – PLANNING BOARD

February 21, 2017

## PRESENT – Board Members

Conrad Ziarniak – Chairperson  
John Jackson  
William Rowe  
Dave Virgilio\*  
Leslie Zink\*

## Support Board Members

Richard Olson, Town Attorney  
Chad Fabry, Code Enforcement  
J.P. Schepp, Town Engineer

\*Excused

## CALL TO ORDER

C. Ziarniak called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance and a moment of silence honoring Veterans, military service members and first responders.

## 3530 Sweden Walker Road

Kris Schultz represented property owner Florentino Tovar. Applicant is requesting a 5.91 acre parcel at 3530 Sweden Walker Road (RS20) be subdivided into two lots. Lot 1 (with home currently under construction) reduced to 2.557 acres, Lot 2 to be 3.356 acres. Lot 2 will become a flag lot with 30.93 ft. right-of-way frontage on Sweden Walker Road for access to property. Materials submitted include Planning Board application (subdivision approval), Short Environmental Assessment Form, Final Plat dated 2/7/17, and Agricultural Data Statement. Application was filed 2/21/17 and fee was paid by applicant.

K. Schultz stated they are pending Health Department approval because HD requires 100' from leach field to adjacent property to the north, but they will only have 87'.

J.P. Schepp questioned site distance for the flag lot, but upon further review determined it not to be a problem due to the nature of the road (straight road with no curves).

D. Olson inquired about fencing on the property. K. Schultz stated it has been removed.

**J. Jackson made motion to schedule this matter for a public hearing on March 7, 2017. Second by W. Rowe. Motion Carried Unanimously.**

C. Fabry to forward application and all other materials to Conservation Board for their recommendation, to draft and publish Legal Notice, and to forward application to Monroe County Planning.

D. Olson stated that case law prohibits Planning Board from conditionally approving application without first having decision from Monroe County Planning. C. Ziarniak stated Board will follow his guidance on this matter.

## Clarkson Commons – Phase II

John Clarke represented the Bassett Group. Applicant submitted a concept-only plan at 3638 Lake Road, proposing to construct two new 21-unit apartment buildings that are carbon copies of the existing apartment building. Parcel is 7.36 acres and comprises two different zoning districts, Highway commercial to the West and RS10 to the East. Materials submitted included Concept Plan 17-1019-C1 dated 2/16/17 and February 16, 2017 letter of intent from John Clarke which was read aloud and included in the file.

J. Clarke discussed two variances that were necessary for the project: 21 units per building where the code only allows 12; and 40' height of the building where the code allows 36'.

J.P. Schepp stated issues to be addressed in the engineering review include drainage, traffic, water supply, sewage, pedestrian connectivity, buffering and turnaround.

J Jackson had concerns about ingress and egress, traffic and big jump in number of units.

C. Fabry pointed out that the existing building is located in HC district which allows 21 units per building. Because the two new buildings are in the RS10 district, the code is different and only allows for 12 units per building.

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J. Clarke discussed reasons and justifications for needed variances: more efficient to build only two buildings than four, savings in construction costs, energy savings, reduction in lot coverage, improved aesthetics (steeper roof line pitch more visually appealing than a flatter pitched roof), inherent limitations of narrow parcel.

C. Ziarniak asked about design approach – would like to see several options or alternatives. J. Clarke stated this was the third or fourth iteration of the plan and would provide previous options to be included in the file.

C. Fabry requested interconnectivity for pedestrians and discussed orientation of balconies. After further discussion, J. Clarke stated they would reverse the orientation of the building and parking area so balconies would be oriented towards the East. A new plan will be submitted to show this change.

J. Jackson asked for details of the 16 car garage building. J. Clarke stated it would be a single story building and would incorporate architectural details discussed at previous DRC meeting.

Planning Board will refer this application to ZBA for their consideration of two requested area variances.

### **Jody Daniels, 2971 Clarkson Parma Townline Road**

J. Daniels proposing to build apartment for mother in home being constructed. C. Fabry lead discussion regarding single and two family homes, fire separation requirements, and what is allowed in RS10 and RS20. C. Fabry determined the plan as submitted by J. Daniels to be a two family and not allowed in RS20. He directed J. Daniels to go back to architect and have them redo the plan as a single family.

**Motion to approve minutes by J. Jackson. Second by W. Rowe. Unanimously approved**

**Motion to adjourn at 8:20 PM by C. Ziarniak. Second by W. Rowe. Unanimously approved.**

Respectfully Submitted,

Conrad Ziarniak, Chairperson

Approved 3/7/2017