

**TOWN OF CLARKSON
PLANNING BOARD MEETING
July 18, 2017**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, July 18, 2017 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 p.m.

PRESENT – Board Members

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

Support Board Members

*Richard Olson, Town Attorney
*J.P. Schepp, Town Engineer
Jonathan Hinman, Chatfield Rep.
*Chad Fabry, Bldg. Inspector
Susan Kelly, Bldg. Dept.

*Excused

Also in Attendance

Clarkson Commons Representatives: Eric Basset and Jamie Pentland
Charles Beadle, Applicant
Debbie Palumbo, Resident
Cheryl Beardslee, Resident
Olga Korol, Resident

CALL TO ORDER

Conrad Ziarniak called the meeting to order at 6:00 p.m. and led all those present in the Pledge of Allegiance with a moment of silence honoring Veterans, military service members and first responders. Conrad Ziarniak read aloud the agenda.

OPEN FORUM

Debbie Palumbo

**Property Address: 139 Pesh Homes Trail
Tax ID #039.02-1-21
Zoning: RS-20**

D. Palumbo distributed maps and explained her proposal. She owns three vacant lots on Pesh Homes Trail and would like to buy a fourth lot. She proposes dividing these four lots into three 7-acre, wedge-shaped lots and have a turnaround installed (instead of extending the road) to service them. These three lots are intended for each of her sons to build a house on. She would like to know if this plan would be feasible before she purchases the fourth lot.

C. Ziarniak stated he thought it would be considered a subdivision and questioned how angled lots would affect setbacks. He said more details would be needed. Proposal would need subdivision approval by Planning Board. Utilities access and easements would need to be addressed. Town attorney would need to be involved. C. Ziarniak recommended that she seek the advice of a developer. J. Hinman (Chatfield Eng.) suggested she speak to an engineer on subdividing lots.

PUBLIC HEARING

Clarkson Commons-Phase II / DDS Companies / Basset Group

**Property Address: 3638 Lake Road
Tax ID #054.14-1-08.2
Zoning: Highway Commercial and RS-10**

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Basset Group is requesting site plan approval for the development of 3638 Lake Road, 7.36 acres, to include two 21-unit apartment buildings and one 16-car parking garage, pursuant to Clarkson Town Code, Chapters 116 and 140.

C. Ziarniak read aloud the Legal Notice. J. Pentland (DDS Companies) gave an overview of the project – two 21-unit apartment buildings and a 16-car parking garage. He stated that they are still addressing the town engineer's comments and finalizing Stormwater Pollution Prevention Plan.

C. Ziarniak opened up the hearing for comments from the public. C. Beardslee (8258 W. Ridge Road) looked at the drawing and questioned where her property is in relation to the proposed site.

C. Ziarniak questioned whether the two new buildings will be the same higher-end quality as the current building. E. Basset stated that they would be identical. The facade will be different because they won't be facing Rt. 19. Instead of four two-story pillars, new buildings would have six single-story pillars.

L. Zink questioned who will use the proposed garage. E. Basset stated it is for tenants. There are 10 parking spots in each building. The 16-car parking garage is for overflow – first-come, first-served.

C. Beardslee asked if these were to be luxury apartments or subsidized. E. Basset answered that they are not subsidized. They are 2 bedroom, 2 bath, 1100 sq. ft. O. Korol asked what the rent is. E. Basset answered \$1000-1300/month. O. Korol asked how this project would impact surrounding property values. C. Ziarniak stated that that is not a Planning Board issue because landowner has right to develop land pursuant to what the town code zoning says. C. Beardslee asked if there were plans for more buildings. E. Basset answered that there are no plans at this time, but it is possible in the future. C. Beardslee asked how the project would affect traffic, especially with park across the street. C. Ziarniak stated that Board could look at traffic impacts and town engineer could address. The referral to Monroe County Planning Department has been made. C. Beardslee expressed concern about too much growth in the town. C. Ziarniak discussed housing trends and the market for apartments. Millennials and empty-nesters would rather rent than own. E. Basset stated that there is a need for apartments nation-wide and people will go to the areas that offer rental properties. O. Korol expressed concern about maintaining the integrity of the town and stated that historical value is important. C. Ziarniak stated that Architectural Review Board comments are pending. He said he appreciates their interest in the town.

C. Ziarniak asked about market studies that would justify the project. E. Basset stated that they are half full now and would be full in next 30-45 days. L. Zink stated there is a waiting list at Autumn Woods. C. Ziarniak asked for any concerns from Board members. D. Virgilio asked if there were sidewalks. J. Pentland said yes and referred to area on drawing. D. Virgilio verified garage would be first-come, first-served. E. Basset stated the 16-car garage will not be climate-controlled. The parking spaces beneath the buildings are climate-controlled. D. Virgilio asked if there would be a fitness center. E. Basset answered they would possibly add space in the existing plaza that could be a clubhouse facility with an entertainment room and maybe a coin-op laundry for tenants only. It depends on needs.

C. Ziarniak drove into Clarkson Commons and his impression was that the roadway was very narrow due to vehicles being parked outside in front of the current building. E. Basset stated that it has been reviewed and there is enough width for traffic. C. Ziarniak questioned backing out issues. E. Basset

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stated that it is no different from any other parking lot. C. Ziarniak asked if anything can be done to the entrance to make it seem wider. E. Basset said it was already altered. An island was omitted. J. Pentland can provide auto turn study that was done.

C. Ziarniak stated that Public Hearing would be continued for one more meeting when engineering concerns are addressed and referrals are back. C. Ziarniak also suggested a site visit. The Board agreed. It will be scheduled for Tuesday, July 25th at 6:00 pm. Everyone will meet at the site to view the existing building and walk through the site to see the area of the new buildings and landscape buffering. JP Schepp, Dick Olson, and Chad Fabry will be invited.

L. Zink questioned if the parking garage will be limited to tenants. E. Basset answered it is exclusive to the tenants. D. Virgilio asked about the dumpster enclosure. C. Ziarniak referenced dumpster detail on the plan – board-on-board wooden enclosure.

C. Ziarniak asked J. Hinman to review JP Schepp's comments from his letter dated 7/5/17. J. Hinman mentioned noise and visual buffers on the west property line for the homes closest to Rt. 19. J. Pentland mentioned arborvitae behind the two new buildings. E. Basset said he has gone above and beyond original proposal and will add more landscaping as the project progresses. J. Hinman mentioned that J. Pentland is still working on the stormwater pollution prevention plan. Town engineer will review it and make sure it is up to par. Use of detention pond will control water run-off and water will be conveyed out of the pond at a particular rate. There should be no negative impact on adjacent properties. Developer is improving drainage by slowing down the water flow. The applicant will provide documentation about who will maintain the structure – stormwater maintenance agreement – developer or town?

C. Ziarniak stated that he would like a final plan document showing all changes before final approval is given. J. Pentland agreed to provide. C. Ziarniak again stated that Architectural Review Board referral is pending.

Motion by Conrad Ziarniak

Seconded by Leslie Zink

To leave the Public Hearing open to allow for additional input from site visit and additional input from town attorney, building inspector and public.

Unanimously carried

E. Basset requested to be put on the Planning Board agenda for 8/1/17. J. Pentland asked if the Board would be ready to grant approval at that time. C. Ziarniak answered possibly but that several people are not present tonight and he doesn't want to speak on their behalf regarding legal or building code issues.

D. Virgilio requested a five-minute break.

New Business

Charles G. Beadle

Property Address: 2575 Lake Road

Tax ID #029.03-1-30.001

Zoning: RS-20

Applicant is requesting a Special Permit to convert a single family home into a double for rental purposes, pursuant to Clarkson Town Code § 140-21 B(3)(e):

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§ 140-21 Suburban Residential District -- RS-20.

B. Permitted uses shall be as follows:

(3) Upon receipt of a special use permit from the Planning Board in accordance with the procedures of § **140-38F** of this chapter:

(e) Two-family residences.

C. Beadle stated that because the house has been vacant for five years, it reverted back to single family status. He would like to convert it back to a double. There was discussion on if the drawing provided was sufficient. C. Ziarniak requested a site plan or plan with dimensions. J. Hinman stated that he thought JP Schepp would be okay with the sketch provided. It doesn't require an engineer plan or site plan. Wants to verify that there is adequate parking.

J. Hinman stated the applicant needs to have an engineer (or original plans) to verify capacity of septic system. Need to prove that it's sized for double occupancy. D. Virgilio recommended C. Beadle contact C. Fabry regarding the septic system.

Motion by Dave Virgilio

Seconded by Leslie Zink

To schedule a Public Hearing for August 1, 2017.

Unanimously carried

MINUTES

Motion by Leslie Zink

Seconded by William Rowe

To approve the April 4, 2017 minutes.

Unanimously carried

Motion by Leslie Zink

Seconded by William Rowe

To approve the June 20, 2017 minutes.

Unanimously carried

ADJOURNMENT

Motion by Conrad Ziarniak

Seconded by Leslie Zink

To adjourn the meeting at 8:14 pm

Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, August 1, 2017 at 6:00 pm.

Respectfully submitted,

Susan Kelly

Building Department

Approved 8/1/2017