

**TOWN OF CLARKSON
PLANNING BOARD MEETING
August 15, 2017**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, August 15, 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
Chad Fabry, Bldg. Inspector
Susan Kelly, Bldg. Dept.

*Excused

Also in Attendance

Clarkson Commons Representatives: Eric Basset and Jamie Pentland
Brook Field Representatives: Al Spaziano and Mike Montalto

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. Conrad Ziarniak read aloud the agenda.

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

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.

Architectural Review Board met with Eric Basset on August 14th to discuss concerns. All concerns were addressed and ARB granted their approval for the project.

J. Pentland distributed a document from DDS Companies addressing concerns raised by Monroe County Department of Planning and Development. Attached were copies of correspondence regarding the project from Monroe County Department of Planning and Development, Monroe County Development Review Committee, Monroe County Department of Public Health, John Paul Schepp (Town Engineer), Monroe County Water Authority, Monroe County Surveyors Office, Monroe County DES-Pure Waters, and Town of Clarkson Architectural Review Board.

C. Ziarniak asked JP Schepp and C. Fabry for their comments. JP Schepp requested a hard copy of the SWPPP and a final set of drawings. C. Fabry had no concerns.

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

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Motion by Conrad Ziarniak

Seconded by Dave Virgilio

To determine this as an Unlisted SEQR action and issue a Negative Declaration.

Unanimously carried

RESOLUTION GRANTING CONDITIONAL FINAL APPROVAL

Re: Clarkson Commons-Phase II – 3638 Lake Road

Applicant: Basset Group

Tax ID #054.14-1-08.2

Whereas, the Planning Board held a Public Hearing on July 18, 2017 on the site plan application; and

Whereas, the Planning Board held a special meeting on July 25, 2017 for an on-site visit, including a walk-through of the existing apartment building and the actual building site of the proposed two apartment buildings and 16-car garage; and

Whereas, the ARB has reviewed the site plan and determined the proposal will not detract from the appearance of the district or adversely affect the value of adjacent properties; and

Whereas, the plan has been reviewed by Monroe County Department of Planning and Development; and

Whereas, current trends and research show strong growth in rental construction and cross-generational shift towards rental lifestyle; and

Whereas, the Planning Board, as Lead Agency, issued a Negative Declaration with regard to SEQRA on August 15, 2017.

Now, therefore, be it resolved:

The Planning Board grants final approval to Basset Group – Clarkson Commons-Phase II with the following conditions:

1. The developer's engineer to provide a letter from the NYSDOT stating they do not have any concerns with the proposed traffic impacts.
2. Satisfy all conditions listed on the Monroe County Planning response.
3. Maintain the property in "like-new" condition, so as to prevent a deterioration of the property in the future which could affect surrounding property values and affect the integrity of the neighborhood.
4. As much as possible, keep existing trees and natural vegetation that will visually buffer the two new apartment buildings from the properties to the west on Lake Road.
5. Construct apartment buildings and 16-car garage with "higher-end" materials comparable to existing apartment building located at 3670 Lake Road.
6. Satisfy Town Engineer's open items.

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7. Provide final version of all plans, reports, drawings, and documents in complete form.

Introduced by: Conrad Ziarniak

Seconded by: Leslie Zink

Vote of the Board:

Ayes: C. Ziarniak, W. Rowe, D. Virgilio, L. Zink

Nays: J. Jackson

J. Jackson inquired about the Planning Board submitting a letter regarding a possible crosswalk on Rt. 19 between Clarkson Commons and the park across the street. E. Basset stated that he would contact John Clarke about who the letter should be addressed to and would forward that information to C. Fabry.

Brook Field at Clarkson/Costitch Engineering

Property Address: Sweden Walker Road, Ridge Road, East Avenue

Tax ID #069.02-1-1.21, 069.02-1-1.23, 069.02-1-1.10

Zoning: RS-20 and Highway Commercial

C. Ziarniak stated that he received a notice from the Town Board regarding a resolution passed on August 3, 2017 relieving the Planning Board of responsibility for architectural review of the Brook Field project. The Town Board will assume that responsibility.

C. Ziarniak reviewed aloud the history of the project. He asked when the ExpressMart/Brook Field combined traffic study was submitted to NYSDOT. M. Montalto answered August 2016.

C. Ziarniak asked JP Schepp for his concerns. JP Schepp referred to his letter and stated that M. Montalto has addressed his concerns.

Issues such as traffic light cycle time changes, widening the shoulder of Sweden Walker Road, and lane improvements were discussed. Concerns were raised about heavy traffic volume at rush hour, especially going north on Sweden Walker Road and turning west onto Ridge Road. JP Schepp stated that these are two State roads and are under the jurisdiction of NYSDOT and, therefore, they would decide on any future improvements.

JP Schepp referenced a letter from M. Montalto addressing outstanding issues.

RESOLUTION GRANTING CONDITIONAL FINAL APPROVAL

Re: Brook Field at Clarkson

Applicant: Alantic Funding & Real Estate

Tax ID #69.02-01-1.21, 69.02-01-1.23, 69.02-01-10, and Lot 2 of the Garland Subdivision

Whereas, the Town Board granted the applicant's request for incentive zoning of these four parcels on December 8, 2015; and

Whereas, the Town Board revised the conditions of approval with respect to architectural review on July 25, 2017; and

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Whereas, the Town Board, as Lead Agency, issued a Negative Declaration with respect to SEQRA on November 24, 2015; and

Whereas, the Planning Board held a public hearing on the site plan application on Tuesday, June 7, 2016; and

Whereas, the plan has been reviewed by Monroe County Planning and NYS DOT; and

Whereas, the Applicant has complied with all requests of the Planning Board

Now, therefore, be it resolved:

1. The Planning Board grants final approval to the site plan of Alantic Funding & Real Estate;
2. That this approval is subject to the following conditions:
 - A. Final approval by New York State Department of Transportation.
 - B. Final architectural approval by the Town Board of the Town of Clarkson.
 - C. Combining the 0.16 acre Lot 2 of the Garland Subdivision with Lot 3 of the Garland Subdivision, tax account number 69.02-01-1.23; the parcel containing the senior living building. Alternatively, applicant may combine all four parcels.
 - D. Creation of special districts for water, sanitary sewer, lighting, sidewalk, drainage. Alternatively, proof that districts exist for the property.
 - E. Sidewalks shall be five feet in width.
 - F. Storm water maintenance agreement to be recorded in the Monroe County Clerk's Office after review and approval by the Town Engineer and the Town Attorney.
 - G. Recording of all easements in the Monroe County Clerk's Office after review and approval by the Town Attorney.
 - H. Satisfy the Town Engineer's open items.
 - I. Posting of a letter of credit in an amount to be determined by the Town Engineer.
 - J. Vegetative barrier on project side of fence along western boundary; that portion that separates Brook Field from Maple Ridge. The natural vegetative barrier on Maple Ridge side of the fence shall remain in place.
3. All conditions of the Town Board's resolution granting the incentive zoning application (as amended on July 25, 2017) remain in effect.
4. In accordance with the Town Code, no construction can commence until such time as the above conditions are met and the incentive zoning payment is made.

Introduced by: John Jackson

Seconded by: Dave Virgilio

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Vote of the Board:

Ayes: J. Jackson, D. Virgilio, W. Rowe, L. Zink

Nays: None

Abstain: C. Ziarniak (Reason: Wasn't a member of the Planning Board for initial meetings or Public Hearing.)

C. Ziarniak stated that with regard to Planning Board procedures, the Building Dept. will email all application documentation to the Planning Board and C. Ziarniak or L. Zink will see that it gets added to Dropbox.

J. Jackson stated that the Planning Board meetings will begin at 7:00 pm, starting with the next meeting scheduled for September 5th.

MINUTES

Motion by John Jackson

Seconded by Dave Virgilio

To approve the August 1, 2017 minutes.

Vote carried 4-0, Leslie Zink abstained

Motion by Leslie Zink

Seconded by Bill Rowe

To approve the January 3, 2017 minutes.

Unanimously carried

Motion by Leslie Zink

Seconded by John Jackson

To approve the January 17, 2017 minutes.

Unanimously carried

ADJOURNMENT

Motion by Conrad Ziarniak

Seconded by Dave Virgilio

To adjourn the meeting at 6:55 pm.

Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, September 5, 2017 at 7:00 pm.

Respectfully submitted,

Susan Kelly

Building Department

Approved 9/5/2017