

**TOWN OF CLARKSON PLANNING BOARD MEETING**  
**March 19, 2019**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, March 19, 2019 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT**

Board members: Conrad Ziarniak, chairperson; John Jackson, Tom Schrage, Dave Virgilio William Rowe.

Kevin Moore & Chad Fabry, building department; Christa Filipowicz, recording minutes.

Excused: Richard Olson, Town Attorney; J.P. Schepp, Town Engineer

**CALL TO ORDER**

Conrad Ziarniak called the meeting to order at 7:00 p.m. and led those present in the Pledge of Allegiance.

**PUBLIC HEARINGS**

**Daniel Baase** – Conrad Ziarniak opened the public hearing with the reading of the legal notice for the Baase subdivision on the corner of Hamlin-Clarkson TL Rd and Drake Rd. Meagher Engineering noted that a new map was provided. Changes included moving the northern lot line 90’ to the north to include and existing fire hydrant (increased size to 3.128 acres **not as stated in public notice**); they will be using propane rather than gas and will be using a well instead of public water. No extensions for these services will be needed. A meter pit will be used. Town engineer and MC Department of Health will need to review. No comments from the public. Motion by D. Virgilio to close the PH, second Bill Rowe. Carried.

C. Ziarniak asked for comments from the board. C. Fabry will speak with Monroe County DRC to expedite review. Will need agricultural data statement as one portion in a district. Need to determine if EAF is needed.

Motion by D. Virgilio to table until April 2 meeting, second T. Schrage. Carried.

**David Newman** –Conrad Ziarniak opened the public hearing with the reading of the legal notice for the Special Use Permit to convert building at 4079 Lake Road into a two family. A floor plan was provided and owner David Newman presented the project. This project would have less traffic than the previous use as a physician’s office that has been closed since May 2017.

David Benke 4063 Lake Rd – wants to make sure this will not be detrimental to the neighborhood with the potential to rent to college students, etc.

Future owner Muriam Burstein was present and noted that she will be living there in the existing unit and the other side will be renovated for her parents. No intent to be a rental property

C. Ziarniak read the code that indicated that in Section 140.21 B.3.e that two family use is permitted; (also see Section 140.22 B.1.C). Fabry noted that future owner has no intent to rent,

however if the special use permit is granted, it does allow for this at some point in the future. Owner will work with building department for all permits needed.

C. Ziarniak motioned to close the PH, second T. Schrage. Carried.

Discussion by PB members. T. Schrage asked what the 'mound' was. It was an old smoke house that eventually collapsed and was then covered up.

C. Ziarniak made motion that this will be an unlisted action, second D. Virgilio. Carried.

D. Virgilio made motion to grant a Special Use Permit pending approval of Town Attorney, second B. Rowe. Carried.

### **NEW BUSINESS**

Concept for Wellington North – Neil Hourahan is the management agent for Wellington Woods which currently serves those over 62 years of age or those who are disabled and over the age of 18, or those who meet a certain income requirement. They are currently 99% occupied with average income of \$16,600; 58% are below \$15,000. Demographics for new build will be the same however will not be restricted by age. Project will be north of current property and is five acres, 3.5 will be disturbed. A map was provided allowing for 50 units with 57 parking spaces and more ADA spaced than required. A walking trail, pond, enclosed dumpster and garage will also be on the property. Sidewalk will be provided to existing Wellington Woods complex. Older units will be remodeled and updates to parking and property will also occur. Also present were Chris Rogers, Vanessa Villeneuve and Joe Ardieta, engineer for Vanguard Engineering.

V. Villeneuve showed proposed elevations which include patios and balconies. Both properties are regulated by state and federal so can't be rented to students, and must be maintained for a period of 50 years for 62+.

Project has accessibility for fire and emergency equipment. A median will be at the entrance and it will be a private road, not dedicated to the town.

### **REVIEW OF MINUTES**

C. Ziarniak made a motion to accept the minutes of the January 15, 2019 workshop, second D. Virgilio. Carried.

### **NEXT MEETING DATE**

April 2, 2019

### **ADJOURNMENT**

C. Ziarniak motion to adjourn at 8:10 p.m., W. Rowe second. Carried.