

## TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES Tuesday, July 2, 2019

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, July 2, 2019 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 PM.

### **PRESENT – Board Members**

Conrad Ziarniak, Chairperson  
John Jackson \*  
William Rowe  
Dave Virgilio \*  
Thomas Schrage \*

### **Support Board Members**

Richard Olson, Town Attorney  
J.P. Schepp, Town Engineer  
Kevin Moore Bldg. Inspector

\*Excused

### **CALL TO ORDER**

C. Ziarniak began the meeting at 6:01 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. C. Ziarniak read aloud the agenda and let those know who attended the meeting that due to excused absences from board members that they would still be able to hold the meeting however, they would not be able to make decisions on anything tonight as they do not have enough for a quorum.

### **OLD BUSINESS**

**Applicant/Property Owner: Wellington North Senior Residence**  
**Property Address: West Avenue, Town of Clarkson NY**  
**Tax ID#: Portion of 68.02-1-3**  
**Acres: 5.011**

Approval for subdivision of 5.011 acres of land from 14.235 acre parcel for a site plan to construct 27, 727 square foot, 50 unit senior multi-residential facility. A special permit will be needed for Congregate Housing. The site will access from Wellington Woods Drive, which accesses both Lake Road and West Avenue. Utilities will be brought from the site from the existing Wellington Woods facility, which is managed by the applicant.

C. Ziarniak discussed the agenda items Wellington North. He briefly summarized minutes from 3/19 when representatives were last here proposing plans.

Representative from Wellington Woods explained that the plan has not changed from last time. They do have an updated site map reflecting some things that JP asked for, from the last meeting in March. The new building will be for 62+ who are disabled. The buildings will have accessible entrances to accommodate those with disabilities.

Representatives said that they met with people from the community who live close by to Wellington Senior Residence on June 19<sup>th</sup> as an informational discussion so that they were aware of the plans that were happening.

J. Ardieta explained his new drawing plans. He has cut down the parking spots to 55 that will still meet code. They have realigned the intersection from the existing complex to the new building complex. Drainage remains the same as proposal in March. He states the land slopes downward to a retention pond. Water main will come from Wellington North.

J. Schepp asked for a drawing to be done at show the turns. He also would like to see the street light added back in that was taken out.

V. Villeneuve explained that interior layout of the new building. Information to be emailed later, to have for next meeting and to have for property files.

C. Ziarniak asked about the future plans of the building, to ensure that it will be maintained and updated appropriately. Representative discussed how the funding that they are receiving from the state requires strict guidelines to be in compliance and to maintain and update the existing building as well as the new building.

K. Moore reported that everything looked good for plans currently, and spoke about the special permit for congregate housing. D. Olson read aloud the town code in regards to congregate housing.

### **§ 140-22E: Suburban Residential District - RS-10**

Congregate housing, in accordance with the following:

- [1] The number of units per building shall not exceed 160.
- [2] The minimum square footage requirements for each unit shall be 20% less than specified in § 140-23H.
- [3] Parking. There shall be one parking space for each building unit.

[4] Density shall be determined by the Planning Board, keeping in mind that such housing is designed primarily for senior citizens.

[5] Except as above, the requirements of § 140-23 shall apply.

**§ 140-23H:**

Floor area. Minimum floor area, exclusive of common area such as hall, foyer and basement utility area, shall be as follows:

- (1) Efficiency apartments: 450 square feet each.
- (2) One-bedroom apartments: 600 square feet each.
- (3) Two-bedroom apartments: 750 square feet each.
- (4) Three-bedroom apartments: 900 square feet each.

D. Olson confirmed that this project would fall under the category of town code requirements for congregate housing.

Public Hearing will be scheduled for Tuesday, August 6<sup>th</sup> at 6:00 PM.

Representatives from Wellington Woods will come back for next meeting on July 16<sup>th</sup> to review their plans with board members who were unable to be at meeting tonight.

**MINUTES**

Minutes will be addressed at next meeting as there is not enough board members for a quorum.

**ADJOURNMENT**

**The meeting ended at 7:00 PM.**

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, July 16, 2019

Respectfully Submitted,

*Anna Beardslee*

*Building Department Clerk*