

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Tuesday, August 6, 2019

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, August 6, 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 called the meeting to order at 6:02 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 the agenda aloud.

PUBLIC HEARING

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 read through the legal notice for Wellington North.

J. Ardieta the engineer for Wellington North stood and began explaining the project with colored maps he brought to help the board members and the members of the public who came to see where everything would be located.

V. Villanuve spoke about the interior design of the building and layout to summarize for the public.

C. Ziarniak asked for representatives to explain what they will do to ensure that the properties will be kept up for future.

Representative from Wellington North presented a letter to Conrad, which she explained is an improvement plan for the new building as well as the existing building, as requested by C. Ziarniak at last meeting on 7/16.

C. Ziarniak asked the public if anyone wanted to speak.

David Benkey stood up and stated that at first he didn't want Wellington North to go ahead with building. But he said that they have been really good with communicating with them and neighbors around them about their plans and concerns that they had. And he stated that all of his concerns had been addressed and taken care of.

J. Arideta stated that he increased the property line 50 feet, making it further away from David Benkey's property and nearby neighbors so that trees will be left in place for green space and will not be disturbed.

Respectfully submitted, Anna Beardslee, Building Department Clerk

David Benkey asked about the swale placement.

J. Ardieta showed on the map where the swale would be placed.

J. Jackson asked David Benkey if he felt there was a sufficient space of trees left from property.

David stated that he would probably be able to see the 2nd story of the buildings, but he said he is okay with it. He said that he was concerned about the age group at first. But the representatives let him know that it would only be 62 and over living in that building. But now he feels better about it.

C. Ziarniak asked if anyone else would like to speak.

A community member from the public asked when the project would be starting.

Representative stated they are looking at next year to begin the building. Right now, they are working on fixing up the existing building.

J. Jackson made a motion to close public hearing.

T. Schrage seconded.

Unanimously approved.

C. Ziarniak asked if any of the board members and JP if they had any concerns.

JP stated that he wrote a letter to the engineer on July 1st. And most of the issues were addressed. He said minor things needed to be corrected. The map states there are 57 parking spaces, when there are 55. He said that we can proceed with the plans and just make a contingency upon issuance of the building permit. JP would like to see detail on the sanitary sewer system pumps. JP stated he will email J. Ardieta in regards to what he will need.

C. Ziarniak asked K. Moore if there was anything that he was concerned about.

K. Moore stated that everything looks good so far.

J. Jackson asked if there was a walking trail on the property.

J. Ardieta stated that there is a pond maintenance trail to walk around and it will be available for people to utilize. It won't be paved.

David Benkey asked about driveway leading to the other property that is shown on the map.

J. Ardieta stated that the driveway will not be a part of the plan for this property. That it is placed on the map to show that a road can be placed in the future, to show it won't be landlocked.

J. Jackson made a motion to approve the subdivision.

B. Rowe seconded.

Unanimously carried.

J. Jackson made a motion to approve the preliminary site plan, and that concerns from JP be addressed.

B. Rowe seconded.

Unanimously carried.

J. Jackson made a motion to approve the congregate housing permit.

B. Rowe seconded.

Unanimously carried.

Respectfully submitted, Anna Beardslee, Building Department Clerk

C. Ziarniak made a motion that the SEQR is an unlisted action and negative declaration.
J. Jackson seconded.
Unanimously carried.

PUBLIC HEARING:

Applicant/Property Owner: Peter Colombo
Property Address: 1583 & 1587 Roosevelt Highway
Tax ID: 030.20-2-009-.21 & 030.02-2-009.22
Acres: 4.83

Re-approval of lot 5A site plan of the Rolling Meadows resubdivision, originally approved in July 1989.
Merge both lots into one, to build a house.

C. Ziarniak began the Public Hearing for Peter Colombo and read aloud the legal notice that was sent out.

Dave Matt from Schultz Associates here to represent Peter Colombo. He explained what the subdivision used to be back in 89-90. And that the property has been looked at a few times. In 2006 the subdivision had changed into two lots. And currently, they are requesting to change the subdivision back from the two lots into one property, and they have a site plan to build a house on the property,

Dave Matt states that currently there is no water on Roosevelt Highway. The site map shows a well. But they are prepared for a water main to be placed.

JP Stated that the water main will be coming in or around September.

C. Ziarniak asked about the well being drilled.

JP stated that the property owner would be wise to have a pipe placed till water line can be put in.

J. Jackson noted that there is no one here from the public and made a motion to close the public hearing.
T. Schrage seconded.
Unanimously carried.

JP stated he has no concerns on site map.

C. Ziarniak asked what the property is like.

Dave stated it is agricultural. And that a Monroe DRC has been submitted and are waiting to hear back.

C. Ziarniak stated we will place this back on agenda for 8/20/2019 with the submittal of the Monroe DRC.

C. Ziarniak read the next agenda item.

NEW BUSINESS:

Applicant/Property Owner: Keith Stein
Property Address: 2371 Ireland Road
Tax ID: 041.020-01-037
Acres: 8.29 acres

Subdivide the existing lot into one 220x300 building lot and a remaining lands portion. The remaining lands portion will remain undeveloped at this time. The building lot will include a 3 bedroom single family home. The home will be serviced by a private use septic system, private well, and public electric service from the roadside.

Respectfully submitted, Anna Beardslee, Building Department Clerk

Dave Matt here to represent. He explained that this plan is to subdivide land into one lot as well. And they would like to build a home on the property.

JP looked through site map provided and listed some items that will need to be corrected.
Missing contours in ditch
Electric line needs to be attached to a pole.
This is creating a flag lot.

C. Ziarniak asked if there would be any violations to create the flag lot.

JP stated it would not.

C. Ziarniak made a motion to put on agenda for Public Hearing on 8/20/2019
B. Rowe seconded.
Unanimously carried.

C. Ziarniak read aloud the next agenda item.

Applicant/Property Owner: Patricia Lemon
Property Address: 57 East Ave
Tax ID: 069.010-01-005-.001
Acres: 3.5

To subdivide the parcel into 2 building lots and a 3rd lot which is the remaining lands. To construct two houses on the building lots. The houses will be accessed by an existing private drive which the parcel has a right to use via an existing easement. The parcel has existing gas, electric, and sanitary services. A storm water basin is existing on the parcel.

This as well was being represented by Dave Matt. He explained that they would like to subdivide the property into 3 lots. 2 of the lots will be used to build houses, while the third lot remains land.

JP looked over the site map and stated that this one will take some time to look at.

C. Ziarniak was worried about the legalities of the land and how the existing private drive will work.

C. Ziarniak motioned to put on agenda for Public Hearing on 8/20/2019.
J. Jackson seconded.
Unanimously carried.

C. Ziarniak read aloud next agenda item.

Applicant/Property Owner: Samuel J. Bell
Property Address: 1330 & 1362 Drake Road
Tax ID: 39.02-001-030/012 & 40.01-001-006.2

Approval for resubdivision. Owner at 1330 Drake Road is purchasing property from owner at 1362 Drake Road to combine with his current property.

Rich Maier, land surveyor representing Samuel Bell. He is proposing to move a 90 foot stretch of the property line from the neighbor of Samuel Bell. Samuel Bell is purchasing the land from him.

C. Ziarniak states that this can be waived.

J. Jackson made a motion to approve the Bell Subdivision.
T. Schrage seconded.
Unanimously carried.

Respectfully submitted, Anna Beardslee, Building Department Clerk

C. Ziarniak read aloud the next agenda item.

Applicant/Property Owner: Ronn A. Mann
Property Address: 1473 Roosevelt Highway
Tax ID: 30.02-002-009.5 & 009.6
Acres: 625±549±

Approval to resubdivide 2 lots into 1 lot of a current subdivision.

Rich Maier representing for Ronn Mann. He is proposing a lot combination. He owns two properties that are next to each other. And is paying taxes on both of them. He would like to combine the two properties, so that it can clean up the tax issue.

J. Jackson made a motion to approve.
T. Schrage seconded.
Unanimously carried.

C. Ziarniak read the next agenda item.

Applicant/Property Owner: Joe Scarfone - Atlas Enterprises
Property Address: 55 Clarkridge Drive
Tax ID: 055.04-1-17.116
Zoning: Commercial
Acres: 5 acres

To construct a new pole barn adjacent to existing pole barn on their property. Pole barn dimensions are 60±48±12±

Joe Scarfone here to explain what he would to create another pole barn on his property for his business as it is expanding. He read through his plans and what he will be using to create the barn. With all of the details.

JP explained to Joe Scarfone that he will need an engineer to come in and re-create a site plan with the proposal of the new pole barn.

Joe Scarfone agreed that he would talk with an engineer to get that site plan ready for the next meeting, 8/20/2019.

MINUTES

C. Ziarniak made a motion to approve July 16, 2019 minutes.
Seconded by B. Rowe
Unanimously approved.

ADJOURNMENT

C. Ziarniak made a motion to adjourn at 7:37 PM.
J. Jackson seconded.
Unanimously approved.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, August 20, 2019.

* Beginning September 3rd the planning board will be meeting at 7:00 PM.

Respectfully submitted, Anna Beardslee, Building Department Clerk