

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

Held at Clarkson Town Hall
Tuesday, October 18, 2022, at 7:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio*
Harold Mundy
Daryl Fleischer*
Pat Didas

Support Board Members

Keith O'Toole, Town Attorney
J.P. Schepp, Town Engineer
Kevin Moore, Bldg. Inspector
Andrea Rookey, Bldg. Dept. Clerk

* Excused

CALL TO ORDER:

J. Jackson called the Planning Board meeting to order at 7:00 PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

PUBLIC HEARING:

Applicant: Joseph Avery

Property Owner: Anthony Masiello

Property Address: East of Clarkson Meadows Subdivision North of Gilmore Road

Tax ID: 054.02-1-1.12

Acres: 76.481

Zoning: RS-20

Applicant proposed to subdivide the 76.481-acre parcel into 3 sections 8A (5.835) to be an 8-lot subdivision, 8B (7.656) 3 lot subdivision, and a third parcel to be 62.00 acres of remaining lands. The existing parcel has preliminary approval however, the proposed development puts forth a less intense lot coverage.

Thomas Arrington from Costich Engineering and his client Joseph Avery are present for the meeting.

T. Arrington explained that their application was tabled from the last meeting due to concerns that were presented by the residents of the town. He also stated they had dealt with the current concerns of the traffic, stormwater, and drainage.

J. Jackson asked T. Arrington to elaborate on the water concerns that the town had from the last meeting.

T. Arrington said that the previous subdivision had some stormwater already installed. They would be directing to the water to the existing wetlands.

T. Arrington also stated that some of the issues with stormwater that were brought up in the previous meeting were not in the area where J. Avery would be able to take care of the concern.

J. Jackson asked T. Arrington to address the issue brought up about the pump house.

T. Arrington stated that the pump was built in 1997 and was meant to take of the neighborhood behind it as well. The pump was supposed to take in the sanitary flows and bring it back up a proposed road off Benita drive and would then go to a sanitary lift station. The sanitary lift station is supposed to be for a higher intensity than what it is currently holding and is proposed to hold.

P. Didas explained that the board had invited Bob Viscardi, the highways superintendent to help answer some the questions and concerns that had been mentioned in the last meeting.

B. Viscardi stated that all the pump's parts have been replaced.

Joy Levandowski, a member of the surrounding neighborhood asked B. Viscardi which pump was replaced.

B. Viscardi stated that both the Benita and Gilmore pump parts were replaced.

J. Jackson also asked T. Arrington to explain the pump house.

T. Arrington stated that the area has a lot of adjacent wetlands that they are avoiding construction on and keeping their construction on the higher areas. He also said, the water that you see coming in your basements is ground water, this is a wet area, and he estimated that the ground water level is at the 366-365 range, which is most likely where a lot of your basements are. The water that is coming in through your basements is not sanitary waste and does not have anything to do with the pump house.

James Pray, a member of the surrounding neighborhood, asked who would be addressing the natural water that floods the backyards in the area.

T. Arrington stated that currently the water is supposed to go through a stormwater pipe and would take the water to a swell, though on their survey map they have it shows that the swell has been filled.

T. Arrington said that they are taking the existing stations and connecting them. He further explained that there is an existing catch basin under the stormwater easement. From the 1997 build. They would intercept that flow and bring it to the storm water facility and then will discharge into the existing wetlands.

J.P. Schepp stated that in all fairness this was a stalled project. The previous project was proposed to be significantly bigger, and that project would have been able to address more of the issues that have been presented in this current project.

J. Levandowski stated that this neighborhood is just trying to make sure that they are protecting it while they can ensure that the water does not continue ruining things as it is currently.

J. Kelly, a member of the surrounding neighborhood, asked if the water does not go where it is supposed to go will it end up in the backyards of the members in the neighborhood.

J.P. Schepp stated that the engineer from his team and him are continuing to meet and discuss the water concerns.

Residents in the meeting were asking what if there issues even when the project has begun.

J.P. Schepp said that the certificate of occupancy will not be granted unless everything is approved.

J. Avery what is already drawn is supposed to alleviate the current issues.

K. O'Toole stated that the developer is responsible if the project does not go the way it is planned.

Residents were asking about the easements they felt were not being taken care of, they asked if the town should be taking care of those.

K. O'Toole stated that the easements give the right but not the obligation to the town.

The residents had also asked if the previous project plans would remain in place.

J. Avery stated that they are throwing away all the previous approvals away from the old project.

J. Avery stated that they are currently writing something up and they just need to have something stating.

Nicole Sidore, a member of the surrounding neighborhood, asked if they would be getting rid of the trees surrounding her property.

T. Arrington stated that they would be getting rid of as little amount of vegetation as possible because losing trees would be more money.

H. Mundy said that he thought that T. Arrington made a statement about the water table being about 366-365 range.

T. Arrington stated that, that was an estimation.

H. Mundy asked if there was any way to determine the water level that had been estimated.

T. Arrington said that it would be done through a survey.

H. Mundy said because if the water was at 366 and the drainage pond would be at 361, that would mean that there is 5ft of water.

T. Arrington said that would be the wet elevation and there will always be water in the pond and that would be standard for the wet volume. As storm water enters that pond it would increase the amount of time for the water to run out. T. Arrington also said that the DEC prefers it that way because that is how they protect the water ways.

H. Mundy as for the houses that are in the area there is the basement will be below the wet level.

T. Arrington stated that would be typical for the area and they would be working through those issues.

H. Mundy there was concern about the swales behind people's houses and it does not seem to be depicted on the map.

J.P. stated that they were still working out the fine details of the drainage with J. Avery's engineer.

J. Jackson stated that they would continue this into their next meeting which would be November 1st.

H. Mundy asked if they would be closing the public hearing.

The residents voiced they did not want the public hearing to close.

J. Jackson stated that they would be keeping the public hearing open and would continue onto November 1st.

PUBLIC HEARING:

Applicant: Arkadiy Kravchenya

Property Owner: Arkadiy Kravchenya

Property Address: 11 Clarkridge Drive

Tax ID: 055.40-1-17.130

Acres: 5.2 acres

Applicant proposing the construction of a 40ft by 330ft self-storage building.

A. Kravchenya said that one of the questions that had been left at the last meeting was if they were paving or not and he stated that they would not be paving because of the stream.

A. Kravchenya, stated that he had been observing the easement and had been there since 2015. He stated that he had people hired to clean out the easement twice. He said that the drainage is good in the area.

J.P. Schepp said that he appreciated that A. Kravchenya was watching the stormwater, but they would need to have someone hired to take care of the easements.

J. P. Schepp stated that he would review the information that A. Kravchenya had brought to the meeting.

J. P. Schepp also stated that he would want A. Kravchenya to get a landtech to determine the 5-, 10- and 20-year development of the land.

J.P. said that he would have to review the information given to him during this meeting.

J. Jackson asked that A. Kravchenya would be able to provide J.P. Schepp with all the information that would be needed before November 1st.

P. Didas asked if they would be able to close the public hearing from here.
J. Jackson stated that no one had come to the public hearing.

P. Didas motioned to close the public hearing.
J. Jackson seconded the motion.
Unanimously carried.

MINUTES:

J. Jackson made a motion to approve the minutes as corrected from October 4, 2022.
P. Didas seconded the motion.
Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn at 8:23 PM.
P. Didas seconded.
Unanimously carried.

NEXT MEETING:

The next meeting of the Planning Board will be Tuesday, November 1, 2022, at 7:00 PM held at the Town Hall.

Respectfully submitted,

Andrea Rookey, Building Department Clerk