

TOWN OF CLARKSON
PLANNING BOARD MEETING
MINUTES
January 15, 2008

PRESENT

Don Osborne - Chairman
John Jackson
Scott Hanko
Dave Virgilio
Tom Schrage

Richard Olson – Town Attorney
John Paul Schepp – Town Engineer
Ursula Liotta – Deputy Town Clerk

CALL TO ORDER

D. Osborne, Chairman, called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance, followed by a review of the agenda.

OPEN FORUM

D. Osborne called for any interested parties as part of the open forum. Mr. Adam Johnson, Blue Top Management, introduced himself and stated that he has two prospective tenants for the Apple Tree property, i.e.:

1. A motorcycle sales business, including custom engine work; and
2. A dog training business that may include an over-night kennel.

The Board discussed if either proposed tenant could work at that location. After discussion, R. Olson informed Mr. Johnson that town zoning would not permit for motor vehicle sales/ engine repairs, or a dog training facility/kennel.

PUBLIC HEARING CONTINUATION

Turner Properties: Eugene Tallman

Clarkson Parma Town Line Rd

Tax Id# 055.04-1-1

Resubdivision, Bernie Schmeider Engineer

Mr. Schmeider introduced himself, and stated that this was a continuation of the division of Turner properties. Since the last meeting, the MCDP&D had forwarded their comments in Response to the Development Review Referral. D. Osborne called for any comments from the public; none were made; a motion was made by J. Jackson to close the public hearing; seconded by S. Hanko; carried unanimously.

D. Osborne made a motion to approve the Turner Properties project; seconded by D. Virgilio; carried unanimously; none opposed.

OLD BUSINESS

None

NEW BUSINESS

Ken & Lisa Carpenter, 227 Darla Dr., Split, - Tax ID: 054.010-01-001.1

Joyce Levandowski, 315 Amy Lane, Split - Tax ID: 54.02-01-001.113

Ken & Lisa Carpenter, Applicants, explained their intention to subdivide 5.865 acres of land and to sell off that portion to a neighbor, Joyce Levandowski, Applicant; that both the buyer and sellers intend to keep the land as green space. D. Osborne stated that the applicants are required to provide an application for a SEQR for review by the Conservation Board, and the Planning Board is not opposed to the application being treated as one unit. L. Gurslin will provide the form to the applicants. D. Osborne asked the Board if the issue required a public hearing. If there is a negative recommendation by the Conservation Board, the matter does not require a public hearing, but it will need to be on the agenda for the next Planning Board meeting.

Blake's Landing Senior Living

Tax ID: 068.020-001-043.1

Matt Sincola, representing Passero Associates, introduced himself and the concept of a 28 unit senior housing complex on Sunset Center Lane. His goal was to get general feedback from the Board on the project, and to take any questions or field any comments. The concept requires approval from the Planning Board in order to get certain funding by a deadline of February 1, 2008. Passero has already prepared a feasibility study of the project.

J.P. Schepp stated that a Development Review Committee meeting was held prior to this meeting, and he explained what was discussed, i.e. the proposed driveway - that there should be adequate lighting on the road and on the driveway; that the site work needs to be addressed, as well as onsite pedestrian walking areas; that the retention pond on the NE corner of the property needs to be reviewed for future use.

L. Gurslin stated that the dumpster is not showing on the concept map. He further commented that the property would need to be rezoned to RS-10, which allows for 12 units per building, not 28. In order to accommodate a 28-unit complex, it would have to be built under congregate housing, which has an age limit of 62. The Town Board would have to modify the town code to change the senior definition from 62 to 55 yoa. The Town Board needs to address the law and rezoning.

S. Hanko began a discussion regarding the proposed sidewalks for the project on Sunset Center Lane, a dedicated highway. D. Virgilio asked regarding any future plans by the proposed owner of the property. Mr. Sincola stated that this is the only lot that his client is purchasing; that it's the back lot and another party may purchase the front lot; that the back lot needs to be rezoned. All of the front lots along the road are to remain commercial. The Board discussed rezoning the property in question from commercial to RS-10, and that the matter be referred to the Town Board's meeting on January 22, 2008.

(Note: J. Jackson excused himself from the meeting @ 7:45 p.m.)

T. Schrage questioned what will happen with the front parcel, zoned commercial. JP Schepp suggested that they propose to the Town Board that the front parcel be rezoned to RS-10 as well.

After board discussion, S. Hanko made a motion that the property in question, as well as the properties to the N, S & W of the subject parcel, be rezoned as RS-10; seconded by T. Schrage; carried unanimously. D. Osborne asked if the Board was in agreement with the concept as presented. T. Schrage made a motion to accept the concept on its merits; seconded by S. Hanko; carried unanimously (of course, final approval requires an application, SEQR, site plan review and a public hearing). A copy of these minutes will be provided to Passero Associates.

Change Next Meeting Date from 2/5/08 to 1/29/08

D. Osborne led a discussion amongst the Board Members regarding the suggestion to move up the next regularly scheduled meeting date of February 5, 2008 to January 29, 2008 because of the Primary Elections on February 5th. However, there is no business scheduled for February 5th, and therefore the meeting has been cancelled. A legal notice needs to be prepared.

REVIEW OF MEETING MINUTES

Motion by S. Hanko to approve the December 17, 2007 minutes as written. Seconded by D. Virgilio; unanimously carried. Ursula Liotta was introduced as the new Deputy Town Clerk.

ADJOURNMENT

Motion at 8:15 pm by S. Hanko to adjourn. Seconded by D. Virgilio; unanimously carried.

Respectfully Submitted,

Ursula M. Liotta, Deputy Town Clerk

APPROVED February 19, 2008