

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
January 6, 2015**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, January 6, 2015 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT – Board Members**

Donald Osborne – Chairperson  
Scott Hanko  
John Jackson  
Dave Virgilio  
William Rowe

**Support Board Members**

Richard Olson, Town Attorney  
Chad Fabry, Bldg. Inspector/Code Enforcement  
JP Schepp, Town Engineer  
Kristen DiFilippo, Bldg. Dept. Coordinator

**CALL TO ORDER**

D. Osborne opened the meeting at 7:00 p.m. and led all those present in the Pledge of Allegiance and a moment of reflection for those serving in the military.

**OPEN FORUM**

**Earl Bartz – 8220 Ridge Road**

Surveyor, AJ Barea stated that E. Bartz has an opportunity to purchase the property that sits adjacent to his current property. AJ Barea asked the Boards advice for a Lot line change and Lot combination. The Board advised Barea to present a survey map showing the changes and to register the subdivision map with Monroe County.

**NEW BUSINESS**

**Brookfield at Clarkson – Sweden Walker Road and East Avenue**

Chris Centola of Costich Engineering represented Al Spaziano regarding the proposed development of 43 duplexes as a cluster development with an open space. The current zoning of the parcel is RS-20 Suburban Residential. The total acreage of the parcel is 26.5 acres, 10.8 acres on East Avenue and 15.7 acres on Sweden Walker Road. The preliminary site plan for the development included private drives throughout but based on comments from Town Engineer, JP Schepp, Al Spaziano agreed to allow a dedicated road in the proposed development. The development will be consisted in two phases, the first phase along East Avenue and the second phase along Sweden Walker Road.

A Special Permit is required because of the density of the proposed duplexes. An estimated 19 duplexes will be constructed along East Avenue with the remaining 24 duplexes along Sweden Walker Road. There will be an open space between the two phases with the intention of dedicating the open space to the Town of Clarkson. Building Inspector, C. Fabry asked how big each lot of the individual duplexes would be. C. Centola stated approximately 8,800 square feet each. Town Attorney, R. Olson read the New York State Town Law §278 that states: *A cluster development shall result in a permitted number of building lots or dwelling units which shall in no case exceed the number which could be permitted, in the planning board's judgment, if the land were subdivided into lots conforming to the minimum lot size and density requirements of the zoning ordinance or local law applicable to the district or districts in which such land is situated and conforming to all other applicable requirements.* The Planning Board has authorization to approve a cluster development if the proposed cluster is comprised of less than 50% of what it would be approved for if it were a conventional application. Attorney Olson stated the purpose of the “cluster development” was to provide a greener design with more open spaces and less pavement to preserve a more natural scenery.

Developer A. Spaziano stated the design of the duplexes are one story homes built on concrete slabs with porches and patios for each unit. Each unit will be approximately 1,300 square feet with a two car garage for each unit. J. Jackson raised a concern that the future residents may want sheds and or decks for their individual units and the problems that would arise because of the density of the units. Attorney Olson stated that under New York State Law §278, there is flexibility to list on the Legend of the final subdivision map the setbacks required by the Town.

**TOWN OF CLARKSON  
ZONING BOARD OF APPEALS  
January 6, 2015**

S. Hanko asked if the proposed units would be owned or rented. A. Spaziano stated they would be rented, but at a later date could be sold.

D. Osborne inquired about the creek that runs through the parcel and if there would be any kind of bridge. C. Centola stated that the preferred method of handling the creek would be to put in a culvert. C. Centola stated the developer would work with Town Engineer and Highway Superintendent to conform to Town standards. Building Inspector, C. Fabry summarized that two-thirds of the parcel would be developed. The remainder of the parcel would be dedicated to the Town.

Town Engineer, JP Schepp asked C. Centola if there would be any consideration to moving the entrance on East Avenue because the existing home. C. Centola stated he would look into moving the proposed entrance more to the west. Town Attorney, R. Olson asked if there would be any berm planted along the west-side of Sweden Walker Road. A. Spaziano stated a 6 foot high berm will be built and planted with trees.

Town Engineer, JP Schepp stated that for storm water control, drainage usually runs northerly and asked if there was room at the north corner of the parcel for drainage devices. C. Centola stated a green infrastructure along the creek would be put in for the outlet structure and will drain to the creek. JP Schepp stated he would like to see the natural vegetation between the mobile home park and proposed development preserved. Town Engineer, JP Schepp inquired about the sanitary system for the development. A. Spaziano showed on the map the sanitary man hole on the northeast corner of phase 2 on Sweden Walker Road and the second sanitary man hole located in the north corner of phase 1 on East Avenue. Each section has their own sanitary system.

Building Inspector, C. Fabry asked for a set of building plans for a duplex home to be submitted for review by the Building Department. Maintenance of the yards and garbage will be managed by the development staff.

**MINUTES**

Motion by: Don Osborne  
Seconded by: Scott Hanko  
To approve the December 16, 2014 minutes.  
Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, January 20, 2015 at 7:00 p.m.

**ADJOURNMENT**

Motion by: John Jackson  
Seconded by: Scott Hanko  
To adjourn the meeting at 8:07 p.m.  
Unanimously carried

Respectfully submitted,

*Kristen DiFilippo*  
Building Department Coordinator

*Approved 1/20/2015*