

**TOWN OF CLARKSON
PLANNING BOARD MEETING
August 1, 2017**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, August 1, 2017 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 p.m.

PRESENT – Board Members

Conrad Ziarniak, Chairperson
John Jackson
William Rowe
Dave Virgilio
*Leslie Zink

Support Board Members

Richard Olson, Town Attorney
*J.P. Schepp, Town Engineer
Jonathan Hinman, Chatfield Rep.
Chad Fabry, Bldg. Inspector
Susan Kelly, Bldg. Dept.

*Excused

Also in Attendance

Clarkson Commons Representatives: Eric Basset and Jamie Pentland
Charles Beadle, Applicant

CALL TO ORDER

Conrad Ziarniak called the meeting to order at 6:00 p.m. and led all those present in the Pledge of Allegiance. Conrad Ziarniak read aloud the agenda.

PUBLIC HEARING

Clarkson Commons-Phase II / DDS Companies / Basset Group

Property Address: 3638 Lake Road

Tax ID #054.14-1-08.2

Zoning: Highway Commercial and RS-10

Basset Group is requesting site plan approval for the development of 3638 Lake Road, 7.36 acres, to include two 21-unit apartment buildings and one 16-car parking garage, pursuant to Clarkson Town Code, Chapters 116 and 140.

R. Olson stated that the Architectural Review Board reviewed the project. He read aloud their draft letter stating their concerns regarding elevations, building materials, green space, and landscaping. R. Olson gave J. Pentland a copy of the letter. J. Pentland said he is unclear on the concerns. E. Basset said he has called John Kiba (ARB) to set up a meeting to go over his concerns. E. Basset thinks the ARB's concerns have already been addressed; they just need things clarified. C. Ziarniak asked about green space. E. Basset stated that the green space is already there and meets code requirements. C. Ziarniak suggested continuing the Public Hearing pending final input from Architectural Review Board.

C. Ziarniak referenced the five comments from the Monroe County Development Review Committee report dated July 17, 2017 and asked J. Hinman and J. Pentland for their comments.

1. Plans for any extension or relocation of a water main or sanitary sewer must be submitted to and approved by the Monroe County Department of Public Health. (A)

J. Pentland – Sent plans to Division of Pure Waters and Water Authority for their approval.

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2. Plans for proposed backflow preventer(s) must be submitted to and approved by the supplier of water and the Monroe County Department of Public Health prior to installation. (A)

J. Hinman – This is a Water Authority issue, not a Town concern.

J. Pentland – Will work with Water Authority.

3. Monumentation must be checked by the County Surveyor. Please email site plans to the County Surveyor at gregorybly@monroecounty.gov. A security deposit of \$2500.00 and a survey report may be required to protect any monumentation located in or near the work area. (B)

J. Pentland – Has contacted the County Surveyor. No monuments in the area.

4. All proposed work within the Route 19 right-of-way including utilities, will require a NYSDOT highway work permit. (D)

J. Pentland – Will look into it.

5. This project was not sent to the following agencies for review. Applicants should verify with these agencies that they do not have jurisdictional requirements for this project. (C-DEC)

J. Pentland – Submitted to Water Authority, Pure Waters, Dept. of Health, County Surveyor. Will be seeking a DEC permit.

C. Ziarniak stated that Public Hearing will be continued, ARB draft report will be reviewed and final report will be issued. Asked for comments/concerns from Board members. R. Olson stated that it would be appropriate for the ARB to meet with E. Basset to address concerns and possibly attend the next Planning Board meeting. E. Basset stated that he has everything the ARB would like to see and he would like to meet with them as soon as possible. J. Pentland asked if it would be possible to obtain site plan approval contingent on ARB approval. R. Olson responded that there is too much on the ARB's list of concerns. C. Ziarniak stated that approval cannot be made while the Public Hearing remains open. E. Basset asked if engineering concerns have been satisfactorily addressed. J. Hinman stated that he has not had a chance to review SWPPP. J. Pentland asked if a SEQR determination could be made today. R. Olson said to get the ARB's concerns addressed first. C. Ziarniak reviewed the 7/25 site visit and felt it was beneficial. E. Basset also thought it was positive and offered to schedule another site visit if necessary. C. Ziarniak verified that Basset/Clarkson Commons will be added to the August 15th Planning Board agenda.

Charles G. Beadle

Property Address: 2575 Lake Road

Tax ID #029.03-1-30.001

Zoning: RS-20

Applicant is requesting a Special Permit to convert a single family home into a double for rental purposes, pursuant to Clarkson Town Code § 140-21 B(3)(e):

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§ 140-21 Suburban Residential District -- RS-20.

B. Permitted uses shall be as follows:

(3) Upon receipt of a special use permit from the Planning Board in accordance with the procedures of § **140-38F** of this chapter:

(e) Two-family residences.

C. Ziarniak read aloud the Legal Notice for the Public Hearing.

C. Beadle stated that because the house has been vacant for five years, it reverted back to single family status. He would like to convert it back to a two-family dwelling.

C. Ziarniak stated that applicant has submitted application, subdivision map, and floor plan. He also stated that Town Code requires a site plan for Special Permits. He believes that what has been submitted is enough to substitute for a site plan.

Motion by Dave Virgilio
Seconded by Bill Rowe
To close the Public Hearing.
Unanimously carried

Motion by Dave Virgilio
To grant the Special Permit.
Motion denied

C. Ziarniak would like more information, such as how neighbors would be impacted. C. Beadle stated that it would not impact neighbors. C. Ziarniak expressed concerns about the future, should the home be sold. C. Beadle stated that he is making repairs, his grandson will be purchasing the house, his daughter lives next door. J. Jackson stated that there are two driveways – one to the north, one to the south. C. Ziarniak asked C. Fabry if he felt the structure could be repaired and a Certificate of Occupancy issued. C. Fabry answered yes. C. Ziarniak asked for a completion date. C. Beadle answered October/November. W. Rowe asked if septic tank had been cleaned out. C. Beadle answered yes and that the tank will be replaced with a 1500 gallon, dual compartment tank that was recommended by Monroe County Dept. of Public Health. C. Ziarniak read the email from Christopher Kassman dated 7/31/17. C. Ziarniak asked about water supply. J. Hinman answered it is a public water supply and not an issue. C. Fabry clarified that a Special Permit expires if the use for which it was granted is discontinued for a period exceeding six months.

Motion by Conrad Ziarniak
Seconded by John Jackson
To determine this a Type II SEQR action and not subject to further review.
Unanimously carried

Motion by Dave Virgilio
Seconded by John Jackson
To approve a Special Use Permit.
Unanimously carried

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MINUTES

Motion by John Jackson

Seconded by Dave Virgilio

To approve the July 18, 2017 minutes as amended.

Unanimously carried

Planning Board and R. Olson entered into Executive Session for attorney to Board consultation.

ADJOURNMENT

Motion by Dave Virgilio

Seconded by John Jackson

To adjourn the meeting at 8:00 pm.

Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, August 15, 2017 at 6:00 pm.

Respectfully submitted,

Susan Kelly

Building Department

Approved 8/15/2017