

TOWN OF CLARKSON - PLANNING BOARD

MINUTES July 1, 2008

PRESENT – Board Members

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

Support Board Members

Richard Olson – Town Attorney **
John Paul Schepp – Town Engineer **
Ursula Liotta – Deputy Town Clerk
Larry Gurslin **
** Excused

CALL TO ORDER

D. Osborne, Chairman, called the meeting to order at 7:00 p.m. and led all present in the Pledge of Allegiance. D. Osborne also reviewed the agenda.

PUBLIC HEARING

OPEN FORUM

OLD BUSINESS

NEW BUSINESS

1. **Clarkson Heritage Commons – PBA 2008-8**
3670 Lake Road, Tax Acct. #054.14-1-5.1 & 054.14-1-6.12
Applicant: The Basset Group Presented by: DDS Engineers, LLP
Concept review for site plan approval re: construction of a commercial building to the North of the existing plaza @ 3670 Lake Road

Janette Baez, for DDS Engineers, LLP, presented the concept plan on behalf of The Basset Group, represented by Frank DiStefano, VP of Leasing & Property Management. PB Clarkson Group Inc. (Patrick Basset) is the owner of said property.

The Basset Group and/or PB Clarkson Group Inc. previously built the Clarkson Heritage Commons Plaza @ 3670 Lake Road, and now wishes to build an additional 5,500 (five thousand five hundred) square foot commercial building to the North of the existing plaza. The construction of the building will be on two parcels combined as one. (1.72 acres + 1.47 acres, totaling 3.19 acres)

The following items were discussed among the Board, J. Baez and F. DiStefano:

- J. Baez explained that the new parking lot would adjoin the existing parking lot for the plaza. T. Schrage questioned whether speed humps were being considered, and they are. D. Osborne mentioned that when the Planning Board reviewed the plans for the original plaza, the members were concerned that parking might be an issue, but it has proven to be a non-issue.
- Since L. Gurslin was unable to attend tonight's meeting, he provided a memo re: the parking issue and whether the proposed 25 (twenty five) additional parking spaces were sufficient; that it will be decided when "use" is determined. L. Gurslin's interpretation "is that the 25 (twenty five) spaces will be sufficient to support retail sales if the sales area is 1,660 (one thousand six hundred sixty) sq. ft."
- DDS Engineers, LLP will apply to NYS DOT for approval of a new access route onto the NE side of Route 19 (Lake Road) from the new parking lot; that it would be a good idea to have an additional access route for the school buses that pick-up and drop-off at the childcare center, thereby creating a drive-in and drive-out scenario, rather than the bus stopping on Route 19.
- T. Schrage questioned adding a crosswalk from the west side of Route 19 to the east side to accommodate the town playground; that it would be referred to NYS DOT.
- T. Schrage questioned whether there was a non-compete clause in place pertaining to the Millhouse Restaurant. F. DiStefano stated that he did not recall that there was such a clause.

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- S. Hanko mentioned that the skeleton Board this evening was unable to tackle many of R. Olson's comments per his letter dated July 1, 2008, but that his concerns would be more fully addressed when the Applicant returns for site plan approval.
- F. DiStefano stated that he already has potential tenants for the new space, i.e. an ice cream shop, a hair stylist, and others. He does not anticipate any problem leasing the new space. S. Hanko stated that according to R. Olson's letter, the proposed use needs to be reviewed "to see that it fits Highway Commercial. If the use is Retail Commercial in nature, a Special Permit will be required per Section 140-33B(1)(g)[2]".
- F. DiStefano stated that the builder's plan is to have facade similar to the existing plaza; that it will have the "look" of a two-story structure to compliment the existing plaza; that the new build will include individual storefronts and/or suites; that they anticipate a spring 2009 build.

The Board was in agreement with the concept plan. D. Osborne made a motion to approve the Applicant's concept plan; second by S. Hanko; unanimously carried.

A copy of these minutes will be forwarded to DDS Engineers, LLP to be provided to NYS DOT re: the new access route noted above.

REVIEW OF MEETING MINUTES - Minutes from June 17, 2008

T. Schrage made a motion to approve the minutes; second by S. Hanko; unanimously carried.

NEXT MEETING:

The next meeting is set for July 15, 2008.

ADJOURNMENT

D. Osborne made a motion to adjourn at 7:45 p.m.; second by S. Hanko; unanimously carried.

Approved 7/15/08

Respectfully submitted,

Ursula M. Liotta, Deputy Town Clerk