

# TOWN OF CLARKSON - PLANNING BOARD

## MINUTES September 16, 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 Gursslin \*\*  
\*\* Excused

### CALL TO ORDER

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

### OPEN FORUM

### PUBLIC HEARING

### OLD BUSINESS

**Clarkson Heritage Commons**, 3670 Lake Road, Tax Acct. #054.14-1-5.11  
Concept Review – new site plan

Brian Sorochty, DDS Engineers, appeared on behalf of the Applicant, **The Basset Group**, and presented a revised site plan that includes five (5) proposed residential apartments on the second level of the proposed building.

B. Sorochty presented the Board members with a rendering of the first and second floor plans, and the front elevation, to coincide with the site plan revised as of September 11, 2008. He further stated as follows:

- that ten (10) parking spaces have been added to the site plan for the apartments, and the enclosed dumpster has been relocated.
- that with regard to the pond, he will work out the engineering issues with JP Schepp.
- that he looked at the entire plaza and its current use, and the parking ratio per the Town Code for highway retail; that the entire plaza is flexible space; right now it is low intensity used space; any change in tenants would be reviewed in the future.

R. Olson stated that the new project is part of one lot/property, and therefore both buildings can share the parking. He suggested that the ARB review the new information as presented.

D. Osborne questioned if the proposed project is free-standing; B. Sorochty answered “yes”; that the childcare playground will remain between the plaza and the new building.

J. Jackson questions where the property line was to the North, and B. Sorochty indicated the same on the site plan.

JP Schepp addressed certain issues with the revised site plan, i.e.

- the buffer to the N only shows ten (10) arborvitaes; that number needs to be increased in order to provide a more appropriate buffer;
- the water main should be moved away from the proposed trees to the N;
- since part of the project will be residential, the lighting needs to be addressed. Tenants will be using the back parking lot and the lighting needs to be appropriate for their safety;

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- the twenty 20' drainage easement at the creek (SE side of the property) needs to be expanded;
- the electrical wires near the trees are also near the parking, and needs to be moved.

D. Osborne questioned the lighting in the front of the building; that there shouldn't be floodlights shining up on the apartments; B. Sorochty stated that there are lights on the poles there now that shouldn't adversely affect the apartments.

D. Virgilio questioned the back parking area for the tenants, and the driveway that goes by the utility box between the plaza and the new building, near the daycare center; also, the enclosed dumpster at the back of the building, and if that's the only area it can be placed.

The upcoming schedule was discussed, i.e.

Architectural Review Board	September 24, 2008 or October 1, 2008 @ 7:00 p.m.
Conservation Board	September 24, 2008 @ 7:00 p.m.
Planning Board Public Hearing	October 7, 2008 @ 7:30 p.m.

\*\*site plan & special permit approval

Due to a conflict with voter registration at the Town Hall on October 7, 2008, the meeting will be scheduled for **7:30 p.m.** The Board was agreeable.

**NEW BUSINESS**

**OTHER**

**REVIEW OF MEETING MINUTES - Minutes from September 2, 2008**

D. Osborne made a motion to approve the minutes; second by S. Hanko; unanimously carried.

**NEXT MEETING:**

The next meeting is set for October 7, 2008 at **7:30 p.m.**

**ADJOURNMENT**

S. Hanko made a motion to adjourn at 7:20 p.m.; second by D. Virgilio; unanimously carried.

Respectfully submitted,

**Approved 10/7/08**

Ursula M. Liotta, Deputy Town Clerk