

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 16, 2015**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, June 16, 2015 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 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 Enf.
JP Schepp, Town Engineer
Kristen DiFilippo, Bldg. Dept.

*excused

CALL TO ORDER

D. Osborne opened the meeting at 6:00 p.m. and led all those present in the Pledge of Allegiance and a moment of reflection for those serving in the military.

D. Osborne read aloud the agenda.

PUBLIC HEARING

Oaks Acres Subdivision – 2197 Clarkson Parma Town Line Road

Tax Acct# 030.04-1-33 & 031.03-1-20

Zoning: RS-20

Regarding: An approval to create a 1.16 acre lot from the existing 2 parcels and make 3 lots.

A.J. Barea, PLS, representing Kristopher Oaks, stated results from the Monroe County Department of Planning and Development were received and reviewed by Board Members. The Conservation Board also reviewed the Short Environmental form and both had no comments or concerns.

Town Engineer, JP Schepp asked A.J. Barea for the location of the well and septic system on lot 1. A.J. Barea stated the septic system is behind the home and the parcel is connected to Parma public water.

Building Inspector, C. Fabry had no concerns or comments.

Motion by Don Osborne

Seconded by Scott Hanko

To determine that this is a Type II SEQR action and therefore, not subject to further environmental review.

Unanimously carried

Motion by John Jackson

Seconded by Dave Virgilio

To close the Public Hearing

Unanimously carried

Motion by John Jackson

Seconded by William Rowe

To approve the Oaks Acres Subdivision application

Unanimously carried

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 16, 2015**

NEW BUSINESS

Rerob, LLC (Express Mart) – 7539 Ridge Road

Tax Acct# 070.01-1-20.11

Zoning: Highway Commercial

Regarding: Preliminary Concept Review for site plans of a +/- 7,192 sq. ft. new Express Mart convenience station.

Daniel Brennan of Woods Ovitt Gilman, LLP presented the site plan rendering the proposed Express Mart and gave a brief overview of the operation.

- The building will have a convenience store and 2 restaurants with six gas pumps and a self-operating car wash.
- Express Mart's vision is to offer a more upscale experience than a typical convenience store.
- The goal is to attract customers to spend time in the store with the choice of fresh goods as well as an auxiliary car wash.
- Incorporating a "village like" design to the structure.

J.S. Hagan, Architect, P.C. working with Express Mart, stated there is a contract to purchase the parcel located on the southeast corner of Sweden Walker and Ridge Road, approximately 2.79 acres with 366 feet of frontage on Ridge Road.

- Currently there are two homes located on Ridge Road that would need to be demolished to construct the Express Mart.
- The plan is to construct a one story building over 7,000 sq. ft.
- Two additional stores within the structure would be located on either end of the center store. One store focused on beverages and the other store focused on food service with a drive through. The two outside stores would be rented.
- All three stores would share restroom facilities.
- Six gas pumps with a canopy are proposed to be located in front of the Express Mart.
- On the eastern side of the structure would be a self-service car wash.
- Site coverage would be 9.4% with a substantial amount of green space on the property.
- Two points of access are Ridge Road and Sweden Walker Road.
- Incorporated in the plan are sidewalks in front along Ridge Road and along the side on Sweden Walker Rd with pedestrian crossings.
- Provided will be sixty parking spaces on site.
- On the corner of Ridge Road and Sweden Walker Road a low decorative retaining stone wall with landscaping is proposed.
- Landscaping and trees along the perimeter of the site to act as a buffer.
- A series of onsite drainage structures that would be brought and piped to the front where a storm drainage facility and a bio-filter would be located.

J. Jackson asked where the car wash water would drain. J.S. Hagen stated the water would drain to the sanitary sewer.

D. Osborne stated that vegetation needs to be low on corner of Ridge Road and Sweden Walker as to not obstruct the view of cars.

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 16, 2015**

D. Osborne stated his concern with cars wanting to cut through the Express Mart site because of the heavy traffic on Sweden Walker Rd. J.S. Hagan stated it would be difficult for cars to cut through the site because of the series of turns they would have to go through on the Express Mart site.

J.S. Hagan stated they are proposing to construct accessory structures along the site: canopies, gas tanks and in the back corner, a fenced dumpster enclosure.

J.S. Hagan showed a rendering of a typical Express Mart design to Board Members. He stated the front and sides of the structure would be brick with stone welcome walls. The store front resembles residential windows. The front roof in the middle store would be a metal roof in copper color and the main roof would be architectural shingles carried throughout.

Town Engineer, JP Schepp stated he had no formal response to the site plan as of yet and needed time to review it.

Building Inspector, C. Fabry stated that the back of the building is visible to the northbound traffic on Sweden Walker Rd. and he would like to see a faux front on the back side of the building. J.S. Hagan stated he would correspond with Express Mart to see if that was possible. Building Inspector, C. Fabry stated several variances would need to be obtained for approval of this site plan.

J.S. Hagan stated there would be LED lighting throughout the site and the Express Mart would be open for business 24/7.

Chairperson, D. Osborne opened up comments to the public. Clay Christ of 7631 Ridge Rd asked if the turning lanes on Sweden Walker Rd. are going to be addressed, possibly widening the road. Town Engineer, JP Schepp stated the Department of Transportation had discussions of enhancing the shoulders of the road on Sweden Walker and addressing the timing changes on how the traffic light cycles.

DISCUSSION

Clay and Sara Christ of 7631 Ridge Road addressed the Planning Board to propose opening up a farm a market business and possibly an ice cream store at the old John Deer building next door to their residence on Ridge Road. Building Inspector, C. Fabry stated the zoning for the parcel is Highway Commercial in which nurseries are an allowed use and considered agricultural. Ice cream stands need a special use permit. Building Inspector, C. Fabry stated a formal site plan needs to be presented before the Planning Board to move forward with business.

MINUTES

Motion by John Jackson
Seconded by William Rowe
To approve the June 2, 2015 Minutes.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, July 7, 2015 at 6:00 p.m.

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 16, 2015**

ADJOURNMENT

Motion by John Jackson
Seconded by Dave Virgilio
To adjourn the meeting at 8:00 p.m.

Unanimously carried

Respectfully,

Kristen DiFilippo
Building Department Coordinator

Approved 7/07/2015