

**TOWN OF CLARKSON
CONSERVATION BOARD MEETING
October 22, 2015**

The Conservation Board of the Town of Clarkson held their regularly scheduled meeting on Thursday, October 22, 2015 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 p.m.

PRESENT – Board Members

Brian Lemon – Chairperson
John Hamling
Harold Mundy
Stacy Peck

Support Board Members

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

*Excused

CALL TO ORDER

B. Lemon opened the meeting at 6:00 p.m. and led all those present in the Pledge of Allegiance. He then read aloud the agenda.

NEW BUSINESS

Brook Field at Clarkson – Sweden Walker Road/East Avenue/Ridge Road. (Incentive Zoning)
Tax Account # 069.02-1-1.23, 069.02-1-1.22, 069.02-1-1.21
Zoning: Retail/Commercial and Residential RS-20

Regarding referral from the Town Board to make a SEQR determination from an incentive zoning standpoint.

Chairperson, B. Lemon asked those present to state their names for the record: Michael Montalto (Project Manager for Costitch Engineering P.C.) and Al Spaziano (developer).

M. Montalto stated that they have made modifications to the proposed project in order to address comments from the Town such as:

- Changes to the layout of the development.
- Changes to the orientation of the six apartment buildings by turning them 90 degrees.
- A new grading scheme with the site sloping to the north.
- Roadways are now sloping upward.
- Single family units will be at a higher grading level with the apartments at a lower level.
- Smaller storm-water management facilities that will address run-off to each area.
- Conventional extended detention ponds.

M. Montalto stated the intent of this project is to develop the site and keep the existing terrain. All the remaining drainage patterns will stay intact. M. Montalto stated based on the preliminary calculations, 53% of the site is greenspace. B. Lemon asked if there are enough open spaces in the project to make adjustments if necessary. M. Montalto stated the 53% greenspace is sufficient. He stated there will be green infrastructure, filter strips and vegetated swales.

B. Lemon asked if the road being constructed to the west of the site will impact the existing mobile park. M. Montalto stated from a drainage standpoint, there will be a storm water conveyance channel that travels through the site. This will have to be maintained.

M. Montalto stated as per the Town Engineer's process, he will need to design the project for 100 year storm events, emergency spill ways and DEC requirements to make this development Phase II compliant. He stated preliminary storm water calculations have been made.

B. Lemon asked what the snow capabilities will be. M. Montalto stated with the conceptual plan layout, the developer designed the garages and roadways to facilitate snow removal.

B. Lemon asked what the difference between a villa and a duplex is. A. Spaziano stated they are virtually the same, both independent with their own garages. He stated as per request of the Town, the backside of these structures will have a front façade with each being a different color and staggered.

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B. Lemon asked if the tenants are allowed to change the existing outside colors. A. Spaziano stated no, they are owned and maintained by the developer. H. Mundy asked if the landscaping is also maintained by the developer. A. Spaziano stated yes, the whole development will be maintained as one.

B. Lemon asked where a gas grill will be located. A. Spaziano stated on the side area or garage with grilling areas in the development. All grilling takes place on the inside of the development, not seen from the main roads. A. Spaziano stated there are no decks on the back of the structures. There will be porches with front doors.

Building Inspector, C. Fabry asked if there is 40 feet between the two-family homes. A. Spaziano stated yes. Some will have more distance between them and they will be staggered.

A. Spaziano stated the villas and duplexes will have individual totes for waste receptacles. He stated the apartments will have an end unit for each garage that the totes will be stored in. The commercial area will have a screened in area for a dumpster. The senior building will have its own trash room with a compactor.

B. Lemon asked about the proposed lighting for the development. A. Spaziano stated the lighting will most likely be self-contained LED lighting. M. Montalto stated the bulk of the lighting will be "area way" lighting with more lighting in the commercial and senior living portion.

H. Mundy asked how wide the streets in the proposed development will be. A. Spaziano stated 24 feet.

H. Mundy inquired about the vehicle lights affecting the resident homes across the street on Sweden Walker Road. A. Spaziano stated there will only be a right turn in and a right turn out into the development with a slight curvature median, minimizing the headlight exposure to the homes. M. Montalto stated a small solution may be to offer landscaping to the resident homes to shield the headlight exposure. M. Montalto stated because of the limited access in/out of the complex, it will minimize the light.

Town Engineer, JP Schepp stated that as this project goes forward through the Planning Board, there will be much more detail coupled with drainage, engineering and traffic studies.

H. Mundy stated his concerns with parking for the commercial buildings in phase 3. B. Lemon asked what the potential clientele will be for the commercial entity. A. Spaziano stated there has been interest in retail and a small restaurant in the front section of the buildings. Building Inspector, C. Fabry stated the first two commercial buildings will be built in phase 1 on Ridge Road and the remaining will be built on demand. B. Lemon asked about the proposed parking for the commercial buildings on Ridge Road. M. Montalto stated there will be parallel parking in the front with a turn around. He stated the bulk area parking will be in-between.

C. Fabry asked what material will be used in constructing the buildings. A. Spaziano stated the first floor will be masonry and brick with wood framing on the second story. C. Fabry stated a two-hour fire separation will be needed between the masonry and wood.

J. Hamling addressed the traffic on Sweden Walker and inquired about the DOT study. A. Spaziano stated two traffic studies were completed on the original site plans with minor changes such as: staging the traffic light timing at both East Avenue and Ridge Road and a bigger shoulder at the intersection of Sweden Walker onto Ridge Road. J. Hamling stated on his daily commute home on Sweden Walker Road, heading north of Ridge, he has to wait through three cycles of lights because of the heavy traffic flow. He stated because of the size and magnitude of this proposed development, he has concerns for future traffic.

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OLD BUSINESS

**ReRob, LLC (Express Mart) – 7539 Ridge Road
Tax Account # 070.01-1-20.11
Zoning: Highway Commercial**

Regarding the positive SEQR Type I declaration previously issued.

B. Lemon stated the reasoning for the initial positive declaration was because existing resident homes will be torn down and the addition of the proposed Express Mart project will be coupled with asphalt and gasoline fuel, making this a potential concern. He stated after more research and discussion with Building Inspector, C. Fabry, Town Engineer, JP Schepp and Town Attorney, R. Olson, the concerns of the Conservation Board will be mitigated and therefore making the determination of significance to be a negative declaration.

Betsy Brugg of Woods Oviatt Gilman LLP stated the Environmental Impact Statement is a process, not a conclusion, for analyzing the various potential issues.

B. Lemon asked M. Montalto to give a brief outline of the proposed development:

- Developing a 2.933 acre parcel.
- 7,192 sq. ft. building with a gas canopy.
- Convenience store with two restaurants and a drive through.
- Six gas-pumps and a self-operating car wash.

M. Montalto stated because of the fueling area, the storm water management needs to be treated differently. He stated that the canopy area will have a secondary treatment system in the form of mechanical filtering or sand filter that will allow Express Mart to pretreat run-off from the fueling area, independently from the other areas on the site. M. Montalto stated the intent is to create a linear basin that wraps the corner of the frontage with a vegetative permanent pool that will handle the storm water on site.

ADJOURNMENT

Motion by Brian Lemon
Seconded by Harold Mundy
To adjourn the meeting at 7:30 p.m.
Unanimously carried

Respectfully submitted,
Kristen DiFilippo
Building Department Coordinator

Approved 11/17/2015