

**TOWN OF CLARKSON
PLANNING BOARD MEETING
August 18, 2015**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, August 18, 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.

NEW BUSINESS

**Annika D’Andrea – TLFC Child Care & Learning Center (122 West Ave)
Tax Acct# 068.02-1-16
Zoning: Retail/Commercial**

Regarding: An approval for a site plan to open a Child Care and Learning Center.

Carl Grasta, owner of 122 West Ave and Annika D’Andrea, applicant were both present for the preliminary meeting review.

- Square footage of day care approximately 2,814.
- Number of children in day care facility approximately 80.
- Total square footage of tenancy 10,354 which will also include an Adult Day Care and Administrative offices.
- Center will operate 6 a.m. to 6 p.m. Monday through Friday.

Programs offered at the TLFC Child Care & Learning Center:

- Infant & Baby Care
- Toddler Care
- Preschool Program
- Universal Pre-kindergarten Program (UPK)
- School Age Program
- Before & After School Program
- Summer Camp
- Back-Up Care Program (emergency child care, employee child care & elder care).

C. Fabry, Building Inspector read aloud the definition of a Day-Care Center in the Clarkson Town Code §140-3; **A facility duly permitted by New York State for care of seven or more children for less than 24 hours each day.**

C. Fabry, Building Inspector read aloud Clarkson Town §140-32. Retail Commercial District-C Permitted uses, and also stated the Child Care facility will be the accessory use to the primary Adult Day Care facility. The Child Care facility will have to be diminutive in size, scale of operation and monetary income. The accessory facility must be smaller than the primary facility. C. Fabry stated that Day Care facilities are allowed in zoning districts RS-10 and RS-20 but excluded from Retail/Commercial. C. Fabry stated that A. D’Andrea

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will need to apply for a Special Permit to operate the Child Day Care Center as an accessory use to the primary Adult Day Care.

C. Fabry stated A. D'Andrea needs to provide information for the site plan which includes:

- The number of children that will be enrolled at the Day Care.
- Where the school buses are going to be parked and what time of day will the buses be at the Center.
- Is there adequate parking that requires one spot for every two employees and one spot for every five children.

S. Hanko stated it would be helpful to review the minutes from the Kiddie College site plan application, in which a similar set of circumstances were applied.

J. Jackson asked if there is an area for buses to pull into the parking lot and park that would be the safest area for the children to be dropped off and picked up. C. Grasta stated there is a loop in the front of the building to go in and out. A. D'Andrea stated she will occupy the front of the building all the way to the back of the building. A. D'Andrea stated the court yard and the main doors to the building are safe areas for the children to be dropped off and picked up. C. Fabry stated the entire building is U-shaped and D'Andrea's facility would occupy the entire western leg of the U. C. Fabry also stated the "U" in the U-shaped building faces West Avenue. S. Hanko asked for a site plan to 122 West Avenue to visualize the parking lot and all the access points.

A. D'Andrea stated the uniqueness of the facility will be the generational care between the Child Care Center and the Adult Day Care Center creating a continuity among both by integrating the children with the adults.

C. Fabry stated that it would be helpful to prepare a revenue projection, site plan and a business plan to operate a Child Care Center when making the application for a Special Permit.

MINUTES

Motion by Don Osborne

Seconded by Bill Rowe

To approve the August 4, 2015 minutes.

Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, September 1, 2015 at 7:00 p.m.

ADJOURNMENT

Motion by Don Osborne

Seconded by Scott Hanko

To adjourn the meeting at 6:42 p.m.

Unanimously carried

Respectfully,

Kristen DiFilippo

Building Department Coordinator

Approved 9/01/2015