

**TOWN OF CLARKSON
PLANNING BOARD MEETING
September 1, 2015**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, September 1, 2015 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 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 7:00 p.m. and led all those present in the Pledge of Allegiance. A moment of reflection was observed 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: Site plan approval to operate a Child Care and Learning Center.

Chairperson, D. Osborne asked A. D’Andrea to give a brief outline of the proposed Child Care Center. A. D’Andrea presented a rendering of the site plan and the projected annual budget for the TLFC Child Care and Adult Care Facility.

Building Inspector, C. Fabry reviewed the Planning Board minutes from the year 2005, in which similar circumstances for the Clarkson Children’s Center located @ 3670 Lake Road were approved. The Planning Board allowed the use of the Child Care Center in the commercial district with no resolution as to how that decision and approval was made.

Building Inspector, C. Fabry stated the Child Day Care Center would be run as an integral component of the Adult Day Care with intergenerational interactions among the two centers. The Child Care and Adult Care Centers will have a beneficial symbiotic relationship among the youth and the elderly making a unique circumstance.

Town Attorney, R. Olson asked the Planning Board Members if full site plan approval is required. Building Inspector, C. Fabry stated the overall use of the facility has always been approved for Mixed Use Business and therefore full site plan approval is not required. He stated the only change to the overall site plan is the bus route.

A. D’Andrea illustrated on the site plan the location of the bus drop off. She stated the bus would drop the children off in front of the courtyard by the flag pole at the sidewalk. A. D’Andrea stated the Brockport School District would have the final decision on the safest location for drop off of the children.

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Building Inspector, C. Fabry asked A. D'Andrea what percentage of the children would be school age. A. D'Andrea stated 15% will be school age, approximately 12 children total. The bus will drop these children off before and after school. She stated there will also be another bus drop off for the Universal Pre-Kindergarten children. D'Andrea stated 12 children will be enrolled for the UPK program, making a total of 30% of her Child Care Center children using the bus.

Town Engineer, JP Schepp asked if the buffering along the east property line has been addressed. Owner, C. Grasta stated (6) seven foot pine trees will be planted as per agreement with the neighboring property owner.

Motion by John Jackson

Seconded by Bill Rowe

To approve the Special Use Permit to operate The TLFC Child Care Center with certain conditions: (1) the Child Care Center is ancillary to the Adult Care Center; and (2) the Child Care Center will be operated as an integral component of the Adult Care Center with intergenerational interactions among the youth and the elderly.

Unanimously carried

NEW BUSINESS

Brook Field @ Clarkson – Incentive Zoning Application review

Tax Acct# 069.02-1-1.23, 069.02-1-1.22, 069.02-1-1.21

Planning Board comments to the Incentive Zoning Site Plan application:

1. Where is the storm water going to drain?
2. The entrance to and from Sweden Walker Road should be right turn only.
3. An Agricultural Data Statement is needed.
4. The small parcel less than an acre that connects from the East Avenue property to the Sweden Walker property needs to be added.
5. A Storm Water Management and Erosion/Sediment Plan is needed.
6. The duplexes closest to the street along Sweden Walker Road and East Avenue should be staggered.
7. Where will the mechanical equipment go?
8. Easements and access to sewers are needed.
9. A connecting walking path in the subdivision.

Motion by John Jackson

Seconded by Bill Rowe

To determine the Town Board will be the lead agency for determining this application as a Type I SEQR action.

Unanimously carried

MINUTES

Motion by Don Osborne

Seconded by John Jackson

To approve the August 18, 2015 minutes.

Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, September 15, 2015 at 7:00 p.m.

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ADJOURNMENT

Motion by John Jackson
Seconded by Bill Rowe
To adjourn the meeting at 7:45 p.m.
Unanimously carried

Respectfully submitted,

Kristen DiFilippo
Building Department Coordinator

Approved 9/15/2015