

**TOWN OF CLARKSON
PLANNING BOARD MEETING
May 17, 2016**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, May 17, 2016 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 7:00 p.m. and led all those present in the Pledge of Allegiance with a moment of reflection for those serving in the military and neighbors in Texas and Alberta. D. Osborne read aloud the agenda.

NEW BUSINESS

Jeffery & Kelly Dodge – Sweden Walker Road

Regarding: Site Plan Review for a single family residence.

Jeffery Dodge stated an original site plan was approved already but needed to come back before the Planning Board for changes made to the original. He stated the residential house was reconfigured it to the north 75 feet. He stated the driveway was moved, originally it came in from the North and now it will be constructed from the south.

Building Inspector, Chad Fabry and Town Engineer, JP Schepp have no concerns.

Motion by Dave Virgilio

Seconded by John Jackson

To Approve the site plan changes for Jeffery & Kelly Dodge

Unanimously carried

OLD BUSINESS

Brook Field @ Clarkson – Sweden Walker Road, East Avenue & Ridge Road

Tax Acct# 069.02-1-1.21, 069.02-1-1.23, 069.02-1-1.10

Zoning: Residential RS-20 & Highway Commercial

Regarding: Site Plan Review for the Development of 265 Residential Units.

Developer, Al Spaziano of Atlantic Funding and Real Estate and Michael Montalto of Costich Engineering were present for the meeting. M. Montalto provided for the Planning Board overall site development plans and presented renderings of the proposed structures for the site plan.

M. Montalto stated after originally meeting with the Planning Board on April 19, 2016 they went back and made several layout changes to the overall site plan:

- Sidewalk was put on the entirety of East Avenue.
- Site lighting was added to Sweden Walker Road.
- Lighting down East Avenue.
- Entire lighting plan for the Development.
- Walkable route throughout the development.

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M. Montalto stated that they are proposing a period-style / contemporary lighting throughout the Development:

- 14' to 16' light poles.
- Same fixture will be used throughout the whole Development.
- Shoe box style.
- Dark sky compliant, down lighting.
- LED lights
- Sternburg – E450/E460 LED Euro Series lighting.

M. Montalto handed out renderings of the front and rear elevations of the two-unit buildings. He stated there are three different styles for the two-unit buildings.

Town Engineer, JP Schepp reviewed the May 12, 2016 Brook Field @ Clarkson Project, May 2016 Culvert Sizing Report and the February 2015 Traffic Impact Study with formal comments for the Planning Board Members.

J. Jackson asked what the proposal for the west boundary line will be. M. Montalto stated per the Town of Clarkson Town Board Resolution, there will be a shadow box fence along the border line.

Building Inspector, C. Fabry stated all the Commercial Buildings along Ridge Road will be at street level. A. Spaziano stated the buildings will be raised for a rolling effect. He stated the Commercial Buildings will be three stories with front and back access.

Building Inspector, C. Fabry asked who will be running the on-site construction. A. Spaziano stated he will be with a total of thirty foremen.

D. Virgilio asked if there will be a trail around the ponds. A. Spaziano stated a stone trail will be utilized around the ponds.

Motion by Donald Osborne
Seconded by William Rowe
To Schedule a Public Hearing on June 7, 2016 at 6 p.m. at the Courthouse
Unanimously carried

MINUTES

Motion by Donald Osborne
Seconded by William Rowe
To approve the May 3, 2016 Minutes.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, June 7, 2016 at 6:00 p.m. at the Courthouse.

ADJOURNMENT

Motion by Donald Osborne
Seconded by John Jackson
To adjourn the meeting at 7:15 p.m.
Unanimously carried

Respectfully,

Kristen DiFilippo
Building Department Coordinator

Approved 06/07/2016