

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
April 3, 2018**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, April 3, 2018 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT – Board Members**

Conrad Ziarniak, Chairperson  
John Jackson  
William Rowe  
\*Dave Virgilio  
Leslie Zink

**Support Board Members**

Richard Olson, Town Attorney  
J.P. Schepp, Town Engineer  
Chad Fabry, Bldg. Inspector  
Susan Kelly, Bldg. Dept.

\*Excused

**ALSO ATTENDING**

Nick Montanaro, Surveyor for D. Aquino

**CALL TO ORDER**

Conrad Ziarniak called the meeting to order at 7:00 p.m. and led all those present in the Pledge of Allegiance with a moment of silence honoring Veterans, military service members and first responders. Conrad Ziarniak read aloud the agenda.

**NEW BUSINESS**

**Property Owner: David Aquino**  
**Property Address: 7056-7060 W. Ridge Road**  
**Tax ID#: 055.04-1-15.1**  
**Zoning: Industrial**

Site Plan Approval for As Built instead of As Approved – Site plan guidelines, elevations, amount of fill, and total site disturbance are different than what was approved.

C. Ziarniak asked C. Fabry to give an overview of the Aquino project. C. Fabry stated that he had discussed with D. Aquino that he was not adhering to the original approved site plan. There was too much fill, the bank on the west side is steeper, higher, and closer to the creek than intended. Vegetation was removed that should have remained. The overall height is greater than it should be. The plateau is bigger than originally designed, therefore, slopes at sides and rear are steeper and go further toward the property line than originally designed. D. Aquino maximized the parking area by using additional fill.

N. Montanaro referenced J.P. Schepp's letter dated April 3, 2018 and agreed that the comments are reasonable. He questioned the paving comments. J.P. Schepp stated that there should be a double surface treatment (oil and stone) for customer walkway and parking area. There should be a substantial guardrail/curb system to prevent cars from rolling off the parking area. This design should be approved by J.P. Schepp.

All other conditions in the original approved site plan should be followed. In addition, there was discussion and agreement to install a 5' green space on the parking area at its perimeter. Grass, shrubs, and plantings are to be maintained as a condition of occupancy.

C. Ziarniak questioned if there were any environmental concerns. J.P. Schepp stated that installing the grass strip around the parking area would eliminate any concerns due to the steeper slope. C. Ziarniak asked about the timeframe. C. Fabry stated that the Certificate of Occupancy is contingent upon adherence to the site plan. C. Ziarniak asked if there were any legal issues. R. Olson answered no.

**4/3/18**

Motion by: John Jackson

To approve the "As-Built Grading Plan" for the Aquino property located at 7056-7060 W. Ridge Road dated 3/9/18 as an amendment to the original approved site plan dated 10/5/16, with the following conditions:

1. Guardrail/curb system to be installed around the perimeter of the parking lot, substantial enough to prevent cars from rolling off the edge. Design to be approved by the Town Engineer, J.P. Schepp.
2. Five-foot green space to be installed on the parking area at its perimeter. Grass, shrubs, and plantings to be maintained as a condition of occupancy.
3. Adherence to all other items as stated in the original approved site plan dated 10/5/16.

Seconded by Leslie Zink

Unanimously carried

**GENERAL DISCUSSION**

C. Ziarniak stated that he and L. Zink attended the March 27<sup>th</sup> Town Board meeting to give them an update on Planning Board business. A representative from Larson Engineering was there to give a solar presentation. C. Ziarniak stated that a committee will be formed to create a commercial solar energy law for the Town of Clarkson. Committee members would include: P. Dittman (Zoning Board), C. Ziarniak (Planning Board), L. Zink (Planning Board), Pete Selig (Conservation Board), Shawn Lessord.

**MINUTES**

Motion by John Jackson

Seconded by Bill Rowe

To approve the March 20, 2018 minutes.

Unanimously carried

**ADJOURNMENT**

Motion by Conrad Ziarniak

Seconded by John Jackson

To adjourn the meeting at 7:52 pm.

Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, April 17, 2018 at 7:00 pm.

Respectfully submitted,

*Susan Kelly*  
Building Department

*Approved 5/1/2018*