

# TOWN OF CLARKSON – PLANNING BOARD

March 7, 2017

## **PRESENT – Board Members**

Conrad Ziarniak – Chairperson  
John Jackson  
William Rowe  
Dave Virgilio  
Leslie Zink

## **Support Board Members**

Richard Olson, Town Attorney\*  
Chad Fabry, Code Enforcement  
J.P. Schepp, Town Engineer

\*Excused

## **CALL TO ORDER**

C. Ziarniak called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance and a moment of silence honoring Veterans, military service members and first responders.

## **OPEN FORUM**

Andrew Palumbo inquired about building lots #21, 22 and 23 in Pesh Homes Trail subdivision. C. Fabry said that the road would have to be extended to the far side of whichever lot he intended to build on, and a hammerhead would need to be installed at the end of the road extension. Discussion on extending the water main and estimates of what it would cost for road development (in the range of \$150 per foot).

## **Public Hearing - 3530 Sweden Walker Road**

C. Ziarniak read the legal notice and opened the public hearing. Kris Schultz represented property owner Florentino Tovar. Applicant is requesting a 5.91 acre parcel at 3530 Sweden Walker Road (RS20) be subdivided into two lots. Lot 1 (with home currently under construction) reduced to 2.557 acres, Lot 2 to be 3.356 acres. Lot 2 will become a flag lot with 30.93 ft. right-of-way frontage on Sweden Walker Road for access to property. There are no plans to develop Lot 2 at this time. K Schultz reviewed the basic parameters of the application. Sight distance was addressed on final plat. K. Schultz provided the County Planning referral letter which was briefly reviewed. Clarkson Conservation Board has not yet reviewed this application. There were no public comments.

**Motion was made to close the public hearing by D. Virgilio. Second by W. Rowe. Motion carried unanimously.**

**Motion by C. Ziarniak to determine this an unlisted action with a negative declaration SEQRA, contingent upon Conservation Board's review of the application. Second by D. Virgilio. Motion carried unanimously.**

**Motion by J. Jackson to approve the subdivision application as submitted, contingent upon a negative declaration recommendation by the Conservation Board and pending Health Department approval for leach field distance to north property line (required to have 100', but only have 87'). Second by D. Virgilio. Motion carried unanimously.**

## **ExpressMart – Ridge Road**

Mike Montalto from Costitch Engineering updated the Board on the status of this project. M. Montalto provided a brief history on their progress so far including reasons for delay which included estate/family issues, desire to coordinate with Brookfield project to consider the combined impact, and slow response from DOT

Parcel is three acres in size and three separate lots. Roughly half is zoned HC and half is RS10. Town Board approval of **incentive zoning** makes this a moot point as applicant is not bound by the normal zoning restrictions.

M. Montalto provided general overview of the project and reviewed specific parameters of the Town Board's incentive zoning resolution referenced in the "Bulk Area Summary" table.

General discussion on traffic and shared impact between ExpressMart and the Brookfield project. A traffic study was conducted by consultant Gordon Stansbury and provided to the Town. However, this information was not available to the PB members.

General discussion on shared use of adjacent residential development (Grasta) access road. Applicant had concerns on logistics – separate stormwater runoff due to fueling spills, residential

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drive vs. commercial drive have different specifications, determining who maintains the road, etc.

Applicant requests Town move forward with their application. Action items: 1. C. Fabry to forward application to Conservation Board for their review; 2. C. Fabry to facilitate referral to County Planning; 3. C. Fabry to address hiring of architect to address those items stipulated in Town Board incentive zoning resolution. 4. J. P. Schepp submitted list of 24 engineering items he is asking developer to address in writing.

Additional discussion on elimination of bypass lane and use of “table-tops” to discourage thru traffic. C. Fabry requested elevations to be submitted. Applicant intends to return to Planning Board on April 18.

**Motion to approve minutes by C. Ziarniak. Second by W. Rowe. Unanimously approved.**

**Motion to adjourn at 8:20 PM by C. Ziarniak. Second by W. Rowe. Unanimously approved.**

Respectfully Submitted,

Conrad Ziarniak, Chairperson

Approved 3/21/2017