

TOWN OF CLARKSON – PLANNING BOARD

May 16, 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.

EXPRESSMART Public Hearing

C. Ziarniak read the legal notice. Mike Montalto from Costitch Engineering, Pat Hyde from ExpressMart and Jerry A. Goldman from Woods, Oviatt and Gilman, LLP were present.

Applicants provided details of application: combined parcels total 2.97 acres, ExpressMart convenience store will sell prepared food items; 7,000 sq. ft main building, 4500 sq. ft. dedicated to ExpressMart as the primary tenant; the balance to be allocated to one or two other tenants.

Also will include 1,040 sq. ft. Lazer Wash car wash with filter strip. There will be a gas canopy with six fueling stations, each having two dispensers (pumps). The two outside pumps will be diesel fuel. Hours of operation for all activities will be 24 hours a day, 7 days a week.

M. Montalto reviewed the traffic studies. The first study from 4/2/2015 just considered the impact from ExpressMart. A second study was completed later, that accounted for the cumulative effects of both ExpressMart and the Brook Field development. DOT response determined there would be a loss of service from C to D at full build out. Mitigation includes adjusting the timing of signals, installing a right hand turn lane on Ridge Road heading south, and shoulder improvements to the west side of Sweden Walker Road.

Elevations for the various buildings were displayed. Developer will be installing “raised tables” to prevent traffic cutting through. Dumpster enclosure will have special treatment, and a decorative stone knee wall with bench seating will be installed to fit the hamlet style. Lot coverage was discussed and it was determined that ExpressMart will cover less than 10% of the lot.

Public Comment: Diana Hartter, Sweden Walker Road – questions on thru traffic and turning lane. Jenna Menear, 7528 Ridge Road – questions and concerns on traffic, landscaping, garbage, snow removal, lighting. Pat Hyde and M. Montalto addressed trash, snow removal, lighting. Sue Alexander, 3746 Sweden Walker Road – questions on six 2-family houses (Grasta) and landscaping on south portion of the development. M. Montalto will consider possible landscape buffering to block view of traffic coming in from Sweden Walker Road.

Additional comments on traffic and fire suppression. ExpressMart uses double shear valves and break-away hoses for safety. DEC regulates bulk petroleum storage and documentation of spills. Further discussion on double containment systems and leak monitoring as required by DEC.

Additional question related to noise. Music will not be broadcast through exterior speakers on the property. M. Montalto pointed out that there could be future intersection development possible.

C. Ziarniak questioned if the site were ever to be abandoned in the future, would Town be responsible for removal of underground petroleum storage tanks? R. Olson indicated that DEC regulations would prevent this from happening.

Public hearing remains open as architect review still needs to be completed.

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MINUTES

Motion to approve May 2, 2017 minutes was made by L. Zink. Second by J. Jackson.
Unanimously approved.

Minutes of April 4th meeting were incomplete, and required further information to be collected off-line. These minutes will be reviewed at the 6/6 meeting.

Motion to adjourn at 7:35 PM by C. Ziarniak. Second by J. Jackson. Unanimously approved.

Respectfully Submitted,

Conrad Ziarniak, Chairperson

Approved 6/6/17