

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 13, 2017**

The Planning Board of the Town of Clarkson held a Special Meeting on Tuesday, June 13, 2017 at the Clarkson Town Court, 3655 Lake Road, Clarkson, NY at 6:00 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
Dave Strabel, Town Architect
Chad Fabry, Bldg. Inspector/Code Enf.
Susan Kelly, Bldg. Dept.

*Excused

Also in Attendance

ExpressMart Representatives: Mike Montalto and Doug Beachel
Residents: George Hage, Sue Alexander, Michael and Jenna Menear

CALL TO ORDER

Conrad Ziarniak called the meeting to order at 6:30 p.m. and led all those present in the Pledge of Allegiance.

OLD BUSINESS

ExpressMart

**7529 Ridge Rd West and 7539 Ridge Rd West
Tax ID #070.01-1-19 and Tax ID #070.01-1-18.1
Zoning: Highway Commercial and RS-20**

Planning Board, Town Architect (Dave Strabel), Applicant Engineer (Mike Montalto), and Director of Development for ExpressMart (Doug Beachel) met to discuss exterior appearance of the proposed ExpressMart. Overall preliminary concept design of building and grounds was based on stipulations set forth by the Town Board incentive zoning requirements.

Dave Strabel raised concerns about the following:

- 1) Brick Banding: The drawing elevations indicate a wainscot, dual window head and dual cornice soldier course of brick banding. This line work is nice and obvious on the drawings, however, if the brick for these lines isn't a slight different color the effort may be lost and the line work simply blend into the background.
 - Brick banding shall be subtly different and complementary to the field color.
- 2) Roof Equipment and Screen Rail: The south building elevation is directly visible to northbound traffic on Sweden Walker Road and is more than just the "back of the building". The hip roof apparently will be recessed on the south side to accommodate rooftop equipment screened by a roof rail. Attention should be paid to the height of the equipment, relative to the height and transparency of the roof rail to conceal the equipment. What is the surfacing material within the recess?
 - Roofing materials in the equipment area should not be white, should have a more substantial railing and a less transparent, larger screen wall. Possibly add a dormer.

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 13, 2017
Page 2**

- 3) South Wall Meters and Panels: As indicated above, without a rear “back of building”, maybe consideration could be made to create a screen wall or plantings that could camouflage visibility of the meters and panels on the wall.
 - Landscaping on south side will be moved away from building (closer to pavement edge), 6-7’ high, board-on-board fence behind vegetation.
- 4) Roofing: Assumed to be asphalt shingle, some consideration could be made to use a complementary color in lieu of coloring too similar to the masonry which could exaggerate the perceptual massing of the building.
 - Roof and building colors should be different and complementary. John Jackson suggested adding a second large window to back of building for aesthetic purposes. Dave Strabel stated it would look too busy.
- 5) Canopy and Metal Roof Color: It is assumed that the canopy and building metal colors may be corporate branding colors without flexibility. However, if flexible, toning down the color should be considered. How refreshing it would be if the gas canopy could be detailed like a bracketed hip-roofed train platform canopy to allude its contemporary ad-hoc gas station connotation.
 - Gas pump canopy will be copper-colored with mansard roof.
- 6) Trash Enclosure: The drawing indicates that this enclosure will be constructed of “Quick Brick” (concrete masonry units made to look similar to kilned brick) to match the building. Is matching actually possible? If the brick banding color is changed on the buildings, maybe the trash enclosure could match that color, as it wouldn’t be as noticeable if a perfect match wasn’t achievable.
 - Dumpster enclosure/shed storage color should match the other buildings.

Mike Montalto and Doug Beachel addressed the issues and were amenable to making the changes. (Reference bulleted comments above.)

Mike Montalto agreed to 4,000K (warmer white than design called for) LED lighting and explained that lighting is directional, well-contained and buffered so it will not spill off site. J.P. Schepp will review the photometrics for compliance. Photometrics will be provided to Dave Strabel for further review.

George Hage asked if the project would make the sewer available for his property across the street. Chad Fabry directed George Hage to the Town Engineer.

Sue Alexander asked if it would be possible to add more tall trees on the south property line to screen the operation from her view. Mike Montalto agreed to add trees to south border area. Sue Alexander further stated that 4,000K lighting is a good compromise.

Dave Strabel inquired about car wash operating hours. Doug Beachel stated it will be open 24 hours, but doors can be controlled. Doors facing residential

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 13, 2017
Page 3**

areas will be closed at night while car wash is operating to mitigate noise issues.

Dave Virgilio inquired about construction duration. Doug Beachel stated approximately 3 ½ months.

Jenna Menear requested more hedges on Ridge Road to block her view from first-floor bedroom window. Discussion ensued. It was determined that the large setback from Ridge Road and the proposed stone wall would provide adequate screening from headlights. Jenna Menear inquired about construction times. Doug Beachel answered 7:00 am to 7:00 pm. Mike Montalto stated ExpressMart would be agreeable to limiting outdoor site activity in the evenings. Project will be subject to the Town's noise regulations.

Michael Menear inquired about sidewalks on the north side of Ridge Road. Chad Fabry answered that sidewalks on the north side of Ridge Road are not a component of the project plan.

Mike Montalto stated that pedestrian crosswalks would be provided at the intersection per DOT regulation.

Dave Virgilio and John Jackson discussed having the final review at the next Planning Board meeting on June 20, 2017.

Motion by Dave Virgilio
Seconded by John Jackson
To close the Public Hearing
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, June 20, 2017 at 6:00 pm.

ADJOURNMENT

Motion by Conrad Ziarniak
Seconded by William Rowe
To adjourn the meeting at 7:45 pm
Unanimously carried

Respectfully submitted,

Susan Kelly
Building Department

Approved 6/20/17