

**TOWN OF CLARKSON
PLANNING BOARD MEETING
June 20, 2017**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, June 20, 2017 at the Clarkson Town Hall, 3710 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
Chad Fabry, Bldg. Inspector/Code Enf.
Susan Kelly, Bldg. Dept.

*Excused

Also in Attendance

ExpressMart Representatives: Mike Montalto and Pat Hyde
Clarkson Commons Representatives: John Clarke, Eric Basset, and Jamie Pentland
LandPro Representatives: Tom Beaty, Dave Matt (Schultz Assoc.), Rich Krebs (Finger Lakes Construction)
Residents: Dawn and Ricky Tetro, Judy Crissy and Ryan Cosner

CALL TO ORDER

Conrad Ziarniak called the meeting to order at 6:00 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.

PUBLIC HEARING

Dawn and Ricky Tetro, Judy Crissy and Ryan Cosner

**Property Address: 116 Sugar Tree Circle
Tax ID #054.18-4-55
Zoning: RS-10**

Regarding: Special Permit request for an apartment within a single family dwelling at 116 Sugar Tree Circle pursuant to Clarkson Town Code § 140-22 (2)(c): *Single apartments in single-family homes, provided that the owner is the main resident and that the external appearance of the house is that of a single-family dwelling.*

Chairperson, Conrad Ziarniak, opened the Public Hearing by reading the legal notice aloud.

Realtor, Carla Rosati of Remax, gave an overview of the situation.

Conrad Ziarniak read the existing conditions from the Notice of Decision from April 5, 2011:

The approval is contingent on the following terms:

1. That it is specific only to the apartment in the premises, not the main residence/ living area of the purchasers/owners; and
2. That the resident(s) of the apartment shall be only immediate family member(s) of the purchaser(s)/ owner(s); and
3. That no “For Rent” or “For Lease” may be posted on the premises; and

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4. The apartment contains one bedroom, one full bath, one kitchen, one dinette area and one living area: and that the apartment is accessed by a separate entrance on the SE side of the structure, and is accessible to the main living area through a door to the main living area family room; and
5. That this special permit is automatically renewable every two(2) years so long as the purchaser(s)/ owner(s) reside in the dwelling and have not violated other terms of this Special Permit and do not sell the property; and
6. This special permit will be revoked if any of the conditions stated herein are violated.

Chad Fabry stated that because there is no door between the units, it is considered a two-family dwelling. Therefore, a one-hour fire separation from basement to bottom of roof would be required. He believes a door between the units should be in place as it is drawn on the blueprint. As a condition of approval, an interior door should be installed between the units. When completed, Chad Fabry will inspect.

Conrad Ziarniak opened up the hearing for comments from the public. There were no public comments.

Motion by John Jackson
Seconded by William Rowe
To close the Public Hearing.
Unanimously carried

Motion by John Jackson
Seconded by Dave Virgilio
SEQR Type 2 Action
To approve 116 Sugar Tree Circle Special Permit for an apartment within a single family dwelling with six conditions read earlier (from April 2011). In addition, an interior door must be installed between the units and, subsequently, inspected by Chad Fabry, Building Inspector, Town of Clarkson. If the house is sold in the future, new owners will need to reapply for a Special Permit.
Unanimously carried

Christie Cosner inquired if there was a limit on the number of cars that can be parked on the property. John Jackson stated that there is no limit. Conrad Ziarniak stated that they should be sensitive to the neighbors with regard to the number of cars and where they park.

Ryan Cosner requested a letter/Notice of Decision that can be submitted to the bank to facilitate the closing process. Chad Fabry will provide a letter.

LandPro Equipment LLC

Property Address: 7689 West Ridge Road

Tax ID #054.04-1-27.121

Zoning: Highway Commercial

Regarding: Site plan approval to include a 6000 sq. ft. addition and addition of pervious (gravel) surface parking to east and rear of building for employee and inventory parking.

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Chairperson, Conrad Ziarniak, read the legal notice aloud.

Dave Matt of Schultz Associates provided an updated plan with minor changes. He gave an overview of the proposed project. It is to include a 6000 sq. ft. building addition and an additional driveway on the east side. There will be a 100' stoned area behind the building for truck turnaround and an additional eight employee parking spaces in back. There are 25 existing spaces on the west and front of the property. Dick Olson asked about the septic system. Dave Matt responded that it could not be located on county maps and that they were pursuing options to connect to the sewer. J.P. Schepp referenced his June 6, 2017 letter and stated that Dave Matt has addressed those concerns. J.P. Schepp has proposed some things the Board may want to consider, such as landscaping. John Jackson asked to see pictures/renderings. Rick Krebs of Finger Lakes Construction showed drawings. J. P. Schepp verified that there will be two garage doors in back; one at grade, one for tractor-trailer usage. Dave Matt added that there will be a 20' wide loading dock. John Jackson asked about installing small shrubs around front of building. Tom Beaty stated that they have immediate plans to install a porch on the front of the building for parking equipment under cover. This would prohibit the addition of shrubs on the front of the building. J.P. Schepp stated that there is 10' clearance for porch and leach field.

Conrad Ziarniak opened up the hearing for comments from the public. There were no public comments.

Motion by Leslie Zink
Seconded by William Rowe
To close the Public Hearing.
Unanimously carried

Motion by Conrad Ziarniak
Seconded by Dave Virgilio
To determine unlisted action to SEQR requirements.
Unanimously carried

Motion by Conrad Ziarniak
Seconded by William Rowe
To issue Negative Declaration pursuant to SEQR.
Unanimously carried

Motion by John Jackson
Seconded by Dave Virgilio
For site plan approval for LandPro Equipment , 7689 West Ridge Road, as submitted per June 12, 2017 revised drawing.
Unanimously carried

OLD BUSINESS

ExpressMart

**Property Address: 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**

Dave Strable is satisfied that the lighting meets dark sky standards and he approved the lighting fixtures chosen by ExpressMart. Dick Olson stated that SEQR determination is unlisted. Town Board gave approval. Planning Board has addressed site plan, drainage, and aesthetics.

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Motion by John Jackson
Seconded by Leslie Zink
To issue Negative Declaration pursuant to SEQR.
Unanimously carried

Motion by Dave Virgilio
Seconded by Leslie Zink
To approve the plan with the following conditions;

- Town Board mandates are incorporated, including architectural and aesthetic points.
- All engineering comments are addressed.
- Final State DOT approval is received.
- All items from Dave Strable included in the June 13, 2017 minutes are addressed/implemented.

NEW BUSINESS

Clarkson Commons-Phase II / DDS Companies / Basset Group
Property Address: 3638 Lake Road
Tax ID #054.14-1-08.2
Zoning: Highway Commercial and RS-10

Conrad Ziarniak read cover letter dated June 12, 2017 from DDS Companies. John Clarke, of DDS Companies, gave an overview of the project, to include a side setback variance for a parking garage (10' instead of 30' required by code) from the Zoning Board. Applicants previously have been granted the following variances from the Planning Board:

- 21 units instead of 12
- Height variance: Structure to be 40' instead of 36' required by code

There will be public utilities, including a new water main in the back and north of property and a new sanitary sewer main on the east side of the building. In regard to stormwater drainage, there will be two swales along the lot lines. There will be a stormwater retention facility in the back corner where water will be collected, treated, and released. Dave Virgilio asked if the current access road will be used for the new buildings. John Clarke answered yes and stated that construction equipment will also be using that road. He said it is a 30' wide driveway not including parking spaces. J.P. Schepp stated that 24' is required. Dave Virgilio asked if there was an area for emergency vehicle/bus turnaround. John Clarke stated that there will be a cul-de-sac for that purpose and that the Town Fire Marshal typically reviews that. He will provide a software simulation of wheel outline for turning per Conrad Ziarniak's request. Dick Olson stated that the Conservation Board and Architectural Review Board will need to review. Chad Fabry will verify the distance. John Jackson inquired about lighting. John Clarke answered that it would be dark sky compliant lighting. J.P. Schepp noted that there are residential houses to the west and inquired if there was any buffer planned. John Clarke stated that landscape screening could be added.

Conrad Ziarniak stated that Town Engineer's comments are pending. John Clarke stated that SEQR determination was made previously during Zoning process.

Motion by Conrad Ziarniak
Seconded by Leslie Zink
To schedule a Public Hearing for July 18th Planning Board Meeting.
Unanimously carried

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MINUTES

Motion by Leslie Zink
Seconded by William Rowe
To approve the June 6, 2017 minutes.
Unanimously carried

Motion by John Jackson
Seconded by Dave Virgilio
To approve the June 13, 2017 minutes.
Unanimously carried

ADJOURNMENT

Motion by Conrad Ziarniak
Seconded by Leslie Zink
To adjourn the meeting at 7:40 pm
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, July 18, 2017 at 6:00 pm.

Respectfully submitted,

Susan Kelly
Building Department

Approved 7/18/2017