

**TOWN OF CLARKSON
PLANNING BOARD MEETING
August 7, 2018**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, August 7, 2018 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
Susan Kelly, Bldg. Dept.

*Excused

ALSO ATTENDING

Steve Kepler, Applicant
Kermit Mercer, Applicant
Rich Maier, Land Surveyor for K. Mercer

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

Property Owner: Franklin and Donna Kepler
Property Address: 389 East Avenue, Brockport, NY 14420
Tax ID#: 069.06-1-7
Zoning: Incentive Zoning

Site Plan Approval to rehab existing barn at Sara’s Farm Market; adding two restrooms, ice cream service area, kitchen work area, customer seating area, upstairs office, and improve existing parking area.

C. Ziarniak read aloud the Legal Notice for Public Hearing. S. Kepler presented the application and site plan to all those in attendance. C. Ziarniak stated that the Town Board approved the Incentive Zoning application in May 2018 and reviewed the Town Board resolution regarding Sara’s Farm Market. C. Ziarniak opened the hearing for comments from the public.

Lorraine D’Angelo (20 Summer Hill Dr.) asked what type of events would be held and where they would be held. S. Kepler answered that events would be held inside or outside near the barn, possibly including a garden tour. L. D’Angelo asked how late the ice cream stand would be open. S. Kepler answered 10:00 pm for ice cream; events would end by 9:00 pm. He also stated that they don’t expect to host many receptions. L. D’Angelo expressed concern regarding the traffic and noise that would be added to the area. She visited other farm stands in the area and noted that they are located in a more rural setting. C. Ziarniak reiterated that the Kepler’s are limiting events to 9:00 pm and ice cream stand hours to 10:00 pm and stated that it would have been more beneficial to voice her concerns at the Town Board public hearing. C. Fabry offered to send her a copy of the Incentive Zoning application to provide her with more details.

S. Kepler reviewed the parking situation, referencing the site plan.

Gerald Klafehn (413 East Ave.) stated that traffic is heavy on East Avenue, with or without Sara’s. He stated that he is glad to see the additional parking, he approves of the plan, and that the Kepler’s are great neighbors.

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Mr. Drake (332 East Ave.) stated that he agrees with Mr. Klafehn's comments. Mrs. Drake asked if the lights would be turned off after hours. S. Kepler answered yes. S. Kepler reviewed the lighting plan. There will LED lighting fixtures (1600 lumens per bulb) with lighting focused downward. C. Fabry stated that the Planning Board will ensure that the lighting is appropriate for the site. Requirements for a pedestrian walkway and handicapped parking spots were discussed.

Bob Hollister (364 East Ave.) asked how far back the wooden fence is from the road. He also questioned why the speed limit is 40 mph given the amount of traffic and pedestrians on East Ave. R. Olson answered that the Town of Clarkson has no authority with regard to speed limits on county roads. New York State DOT has that authority. B. Hollister asked if it would be possible to initiate stop signs. R. Olson answered that he (B. Hollister) can ask the Town Board to submit documentation to New York State which may or may not result in success. B. Hollister asked if Sara's could provide a turnaround for tractor trailers making deliveries so that traffic on East Ave. is not impeded. S. Kepler stated that it is in the plans and should be ready by Fall 2018 or Spring 2019.

Motion by Conrad Ziarniak
Seconded by Leslie Zink
To close the Public Hearing.
Approved unanimously

C. Ziarniak asked the Board for their comments. J. Jackson asked if there would be a pedestrian walkway to the parking lot. S. Kepler answered yes. J. Jackson verified that there would be a stop sign to slow down traffic and that employee parking would be located in the back. S. Kepler confirmed. C. Ziarniak reviewed the pedestrian crossing sign and lighting package that was provided by S. Kepler. He noted that the number of patrons allowed at events was not included in the Town Board Incentive Zoning resolution. The numbers that were included in the original application were reasonable and should be included in the Planning Board resolution. C. Ziarniak and R. Olson recommended that the details should be compiled into a written resolution to be prepared for the next Planning Board meeting scheduled for August 21, 2018.

Motion by Conrad Ziarniak
Seconded by John Jackson
To table the application in order to compile a written resolution for the next Planning Board meeting scheduled for August 21, 2018.
Approved unanimously

NEW BUSINESS

Property Owner: Kermit R. Mercer
Property Address: 7816 Ridge Road, Brockport, NY 14420
Tax ID#: 054.04-1-16.11 & 054.04-1-14.11
Zoning: RS-20

Resubdivision Approval to combine two lots into one lot.

R. Maier (land surveyor) reviewed the Mercer application and stated that the proposal is to eliminate the lot lines around the house and combine that lot with the larger 87 acre parcel. R. Olson asked if they are planning to build anything. K. Mercer and R. Maier answered no. R. Olson verified that just lot lines would be changing. K. Mercer and R. Maier confirmed. R. Maier stated that he has spoken with J.P. Schepp and that he had no concerns. C. Ziarniak asked the Board for comments. There were none.

Motion by Conrad Ziarniak
Seconded by Leslie Zink
To determine this a Type II SEQR action and not subject to further review.
Approved unanimously

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Motion by John Jackson

Seconded by Leslie Zink

To waive the requirement for a Public Hearing pursuant to Clarkson Town Code § 116.25 and grant resubdivision approval to combine two lots into one lot per the application (PB2018-04) and site plan dated 7/25/2018.

Approved unanimously

R. Maier stated that he is waiting for final review by the county surveyor and will then submit a mylar for signatures.

MINUTES

Motion by John Jackson

Seconded by Bill Rowe

To approve the July 17, 2018 minutes.

Approved unanimously

ADJOURNMENT

Motion by Conrad Ziarniak

Seconded by John Jackson

To adjourn the meeting at 7:05 pm.

Approved unanimously

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, August 21, 2018 at 6:00 pm.

Respectfully submitted,

Susan Kelly

Building Department

Approved 8/21/2018