

TOWN OF CLARKSON – PLANNING BOARD

May 2, 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

Ross Gates from Cobble Creek Estates Mobile Home Park was present to discuss a 17 year old site plan that was approved in March, 2000 by the Clarkson Planning Board, but was never acted upon. He recently purchased the Park and wishes to proceed with developing the plan. The plan involves changing the road position to create a road loop that will improve access and flow within the park.

J.P. Schepp stated that there were no engineering issues. R. Olson stated that no code changes have occurred in the mobile home code since the site plan was approved. There were no objections from any members; applicant may proceed with developing the plan.

BROOK FIELD development - Sweden Walker Road

Costitch Engineering was present to discuss the status of the project. They provided an updated plan dated 4/5/17. This is an incentive zoning project that the Town Board previously approved in a resolution passed on 12/8/15. Planning Board previously held a public hearing on the site plan and closed the public hearing.

Discussion concerning what the PB previously approved? Traffic impact study update was still needed at the time of the public hearing, that has since been completed. NYS DOT response on traffic study was received 11/28/2016. Details were discussed including combined traffic impacts of Brook Field and ExpressMart developments at full build out.

General discussion of combining the involved parcels, water authority issues, easements and lighting.

Further discussion of incentive zoning resolution passed by Town Board. Town must still hire an architect to review this project. C. Fabry is having difficulty finding an architect and needs most recent elevations and all other application materials to pass on to architect for their review. It is anticipated the architect will collaborate with applicant on review of materials, site visits to similar buildings/developments, etc.

A reasonable time frame for architect's review was discussed. Planning Board could hold a special meeting to review architect's findings and final site plan approval if substantial changes are needed due to architect's recommendations.

J.P. Schepp stated he has no further issues other than what he has previously documented. R. Olson stated that he will coordinate formation of required districts. It is anticipated that applicant could be back for the first meeting in June, but Town will notify applicant regarding status of architect review process.

EXPRESSMART

Costitch Engineering present to request a public hearing. This is also an incentive zoning project that the Town Board previously approved in a resolution passed on 12/8/15. Applicant was present at a recent Planning Board meeting to discuss latest updates.

J.P. Schepp had questions about the pass through lane.

Per Town Board Incentive Zoning resolution, this application must also utilize an architect to review the elements as stated in the resolution. With respect to architect review, the same

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process will be followed as described above for Brook Field, using the same architect.

Motion to schedule a public hearing on 5/16/2017 to consider subdivision and site plan approval was made by C. Ziarniak. Second by J. Jackson. Unanimously approved.

C. Fabry to publish legal notice.

GENERAL BUSINESS

Starting with May 16th meeting, start time of meetings will be 6 PM until further notice.

MINUTES

Motion to approve March 21, 2017 minutes was made by J. Jackson. Second by W. Rowe. 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 5/16 meeting.

Motion to adjourn at 8:20 PM by C. Ziarniak. Second by L. Zink. Unanimously approved.

Respectfully Submitted,

Conrad Ziarniak, Chairperson

Approved 5/16/2017