

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
June 19, 2018**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, June 19, 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**

Kris Schultz, Schultz Associates  
Derek Hardy, Applicant

**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.

**NEW BUSINESS**

**Property Owner: Derek Hardy**  
**Property Address: 1587 Roosevelt Highway**  
**Tax ID#: 030.02-2-9.21**  
**Zoning: RS-20**

Approval of Amended Site Plan – Lot 5A of the Rolling Meadows Resubdivision, Section 1

K. Schultz gave an overview of D. Hardy's application for approval of amended site plan. He stated that it is close to the original site plan – no significant changes. Mainly deals with tightening up easements along the creek and addressing shared driveway issues. It is basically the same plan that the Town approved in the past. Nothing is built on Lot 5A or 5B. Lot 5B improvements are shown on the site plan for consistency to show how they are positioned relative to Lot 5A. If public water becomes available, they would switch from well to public water. J.P. Schepp suggested finding a different well location to make the transition to public water easier. K. Schultz stated that there is a required separation between leach fields that limits the location. J.P. Schepp mentioned that there is a pond on Lot 4 and it would be necessary to verify that there is a 100' separation. K. Schultz agreed to update the site plan to show the pond and separation. J.P. Schepp asked if the creek relocation has occurred. K. Schultz answered no, it was part of the original Carmichael plan. J.P. Schepp stated that the creek is listed as a Class C tributary on the DEC site. J.P. Schepp asked about the well location for 1575 Roosevelt Highway. K. Schultz stated that it can be added to the site plan.

C. Ziarniak questioned if a public hearing was required. R. Olson asked if the proposed location of the house had changed. K. Schultz answered no. R. Olson stated that there would be no reason for a public hearing; just update the site plan.

C. Ziarniak stated that the site plan is densely populated and asked for an explanation of the basic parameters – well, pond, septic. K. Schultz gave an explanation: addressed sleeve for future public water hookup, house is very close to original-end load instead of front load, leach field-same position and type of system, same grading and first floor elevations, grading around the site is almost the same as the original design, pointed out drainage easement with the Town and shared driveway issues. Lot 4 was built per the Carmichael original plan-leach field in front.

**6/19/18**

J.P. Schepp requested that they find the well location for 1575 Roosevelt Highway to maintain the separation requirements. There are separation requirements between bodies of water, and he would like to verify that there is sufficient separation between the pond and the septic system. K. Schultz stated that the Health Dept. requires 100' separation.

J.P. Schepp noted that DOT permits are required for the driveway entrance, Health Dept. approval is required for well and septic, and DEC/Army Corps of Engineer permits are required for creek relocation.

C. Ziarniak asked about the creek relocation. K. Schultz pointed it out on the site plan. J.P. Schepp asked about proposed drainage easement. K. Schultz answered that it was on the filed subdivision plan originally and has been augmented with an extra piece of drainage.

C. Ziarniak questioned if the driveway is shared by Lots 4, 5A, and 5B. K. Schultz answered that it is shared only by Lots 5A and 5B. C. Ziarniak verified that access to Lot 5B has been addressed. J.P. Schepp stated that the required cross access and utility easement was on the previous site plan. C. Ziarniak asked if the Town would be involved in snow clearing. K. Schultz answered no, it would be handled privately by future residents.

Motion by Dave Virgilio

To waive further site plan review and grant approval of the amended site plan with the condition that the following three items be added to the amended site plan:

1. Show provisions for future public water access.
2. Show the well at 1575 Roosevelt Highway.
3. Show the pond at 1575 Roosevelt Highway.

Seconded by Leslie Zink

Approved unanimously

## **GENERAL BUSINESS**

### Discussion regarding Clarkson Commons-Phase II

C. Fabry stated that construction is progressing well. The existing building is at 100% occupancy. When the garages are full, the developer will be submitting another application/site plan to build more garages on the north/south border that separates his parcel from the parcel to the north. There is room for one to two additional garages. The developer considered decreasing fire hydrants from two to one, but decided to remain with two. The neighbor to the north disputed the location of the property line. Issue is now resolved.

### Discussion regarding Express Mart/Speedway

C. Fabry stated that the project is progressing well. The construction team is doing an excellent job. They are in the process of planning signage. They are undecided on a tenant for the rental space that was previously going to be occupied by Dunkin' Donuts. Dunkin' Donuts is considering possibly locating to the Garland restaurant site.

### Discussion regarding Brook Field

C. Fabry stated that there has been no progress other than an application for a driveway permit. Incentive Zoning money has not been received.

J.P. Schepp informed the Board that Chatfield Engineers are merging with MRB Group and relocating their office to Culver Road Armory.

C. Ziarniak stated that the Planning Board has discussed looking for a project to work on during available time. They considered updating the Comprehensive Plan. R. Olson stated that it is complicated and often a consultant needs to be hired to complete the process. He suggested that the Planning Board could begin by determining the differences between the Comprehensive Plan and the Zoning Code and present it to the Town Board.

L. Zink informed the Board that she will not be present at the next meeting on July 17<sup>th</sup>.

**6/19/18**

**MINUTES**

Motion by Leslie Zink  
Seconded by Bill Rowe  
To approve the June 5, 2018 minutes.  
Approved unanimously

**ADJOURNMENT**

Motion by Conrad Ziarniak  
Seconded by Dave Virgilio  
To adjourn the meeting at 6:55 pm.  
Approved unanimously

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, July 17, 2018 at 6:00 pm.

Respectfully submitted,

*Susan Kelly*  
Building Department

*Approved 7/17/2018*