

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

Held at Clarkson Town Hall

Tuesday, April 16th, 2024, at 7:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio
Daryl Fleischer
Patrick Didas*
Paul Egan

Support Board Members

Keith O'Toole, Town Attorney
J.P. Schepp, Town Engineer
Kevin Moore, Bldg. Inspector
Andrea Rookey, Bldg. Dept. Clerk

* Excused

CALL TO ORDER:

J. Jackson called the Planning Board meeting to order at 7:00PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

PUBLIC HEARING:

Applicant: Russell Wood
Property Owner: Russell Wood
Address: 3845 Lake Rd
Acres:10.70

Applicant requesting site plan approval for an event center (incentive zoning was approved by the Town Board on October 11th of 2023).

J. Jackson read the Legal Notice aloud for the public present.

M. Tomlinson said that there is a proposed addition and a hallway connecting the house to the building. They are proposing a total of 74 parking spaces. They will be amending the vegetation on the south side of the property along the border. The lighting they are proposing will only be on at night for a short period of time to guide traffic. The peak times will be different from a regular business and will have staggered leaving times. This is proposed to host around 200 people.

J. Jackson asked how many lighting poles there will be.

M. Tomlinson said there would be 4 in the parking lot.

R. Wood said they would like the lighting to be 78inches tall

J. Jackson said the new lighting sounds like it would fit the nature of a home.

K. O'Toole said that the new lighting proposed looks good.

D. Fleischer said that the turn coming into the driveway looks a little sharp.

M. Tomlinson said that it should help people coming into the driveway drive slower.

J. Jackson asked if the turn would be big enough for an emergency vehicle.

M. Tomlinson said yes.

J. Jackson asked if they would have a sign.

K. Moore said that it was part of the incentive zoning application.

J.P. Schepp said that the letter of credit is needed, the sequence of paving would need to be addressed as well as the grading, the DOT permits would need to be completed and could impact how we view what is currently being proposed.

M. Tomlinson said that the paving limits are in percentages as two phases and are roughly 50/50.

J. Jackson mentioned the pole barn at the back that is also proposed to be built, he asked if there would be bathrooms, electric or concrete floors.

R. wood said that it is for storage, there would be no bathrooms or electricity and it is on a slab.

J. Jackson opened the hearing to the public.

No comment from the public present

D. Virgilio motioned to close the Public Hearing.

J. Jackson seconded the motion.

Unanimously carried.

J. Jackson motioned that SEQR determined this was a unlisted action and declared a negative declaration.

D. Fleischer seconded the motion.

Unanimously carried.

J. Jackson asked what time the hours are of operation.

R. Wood said that it is 10am to 11pm.

J. Jackson asked if the music would be inside or outside while they are under construction.

R. Wood said that it would be mainly inside and asked if they would be able to have music outside while they are under construction.

J.P. Schepp said that currently there is no certificate of Occupancy so they would not be able to

D. Fleischer said that he believed the quiet time was between 10pm and 7am.

J. Jackson motioned to approve the site plan for an event center with the following conditions,

1. Temporary use of outside entertainment between the hours of 9am and 10pm for 1 year.
2. Outside entertainment is prohibited after April 16th of 2025.
3. The hours of operation are from 10am to 11pm.
4. The first phase of paving will be 46 spots and the second phase of the rest of the 74 spots is to be paved 1 year after the certificate of occupancy is issued.
5. Letter of credit to the Town of Clarkson for the sanitary sewer extension allowing sanitary sewer access to the North and South of 3845 Lake Road.
6. Dedication of the sanitary sewer extension to the Town of Clarkson before a certificate of occupancy will be issued.

D. Virgilio seconded the motion.

Unanimously carried.

J. Jackson said that their summer hours would start May 7th and the Planning Board meeting would begin at 6:00PM

MINUTES:

D. Fleischer motioned to approve the minutes from 4-2-2024.

D. Virgilio seconded the motion.

Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 8:05PM

D. Fleischer seconded the motion.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, May 7th, 2024, at 6:00 PM, at the Town Hall.

Respectfully submitted,

Andrea Rookey Building Department Clerk