

TOWN OF CLARKSON
TOWN BOARD MEETING
November 24, 2015

The Town Board of the Town of Clarkson held their regular meeting on Tuesday, November 24, 2015 at the Clarkson Justice Court, 3655 Lake Road, Clarkson, NY at 6:00 PM.

PRESENT:

	Paul Kimball	Supervisor
	Allan Hoy	Councilperson
	Christa Filipowicz	Councilperson
**	Patrick Didas	Councilperson
	Jackie Smith	Councilperson
**	Sharon Mattison	Town Clerk
	Robert Viscardi	Highway Supt.
	Richard Olson	Attorney for the Town

ALSO:

	Kristin Coon	Ass't to Supervisor
	Chad Fabry	Building Inspector/Code Enforcement Officer
	Katharine Kemp	Deputy Town Clerk
	**excused	

Supervisor Kimball opened the meeting, and Katharine Kemp, Deputy Town Clerk led all those present in the Pledge of Allegiance. A moment of silence was observed for those serving in the military.

OPEN FORUM

No one spoke.

PUBLIC HEARING; EXPRESS MART

Supervisor Kimball opened the public hearing at 6:05 p.m. Mike Montalto, Project Engineer, Daniel Brennan, Project Attorney, and Doug Beachel from Express Mart were in attendance. Mr. Montalto reviewed the project in detail utilizing site plan poster boards. Key points include:

- Project size is 2.97 acres with one-half currently zoned Highway Commercial and the other half zoned Suburban Residential.
- Development consists of a 7,200 sq. ft. building to house an Express Mart and two end cap spaces totaling approximately 2,600 sq. ft., a 1,000 sq. ft. car wash, and a six-island fuel canopy.
- Two access points – one on Ridge Road and one on Sweden Walker Road. These access points have been approved by the DOT as part of their traffic study.
- The project will include community/pedestrian seating areas in keeping with the preferred hamlet style.
- Separate stormwater management will be utilized.
- Extra parking spaces will be banked.
- The applicant has already met with the Planning Board and the Conservation Board and they are working to incorporate their comments.

Through *incentive zoning*, the applicant is seeking relief from zoning changes as well as a decrease in the required number of parking spaces required by current Town Code.

Kathy Kent, 7509 Ridge Road, owns the property adjoining this proposed project. She asked if the car wash would be automatic and if the row of trees would remain. She is also concerned about lights shining into her house. Mr. Montalto responded that the car wash would be automatic, the trees would remain, and assured her that the lighting would not be a hindrance to her property.

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Sheila Foote, 120 Cassidy Way, voiced concerns about traffic. She drives Sweden Walker Road every day and has to sit through at least three light changes. Turning lane/lights are needed. Supervisor Kimball remarked that the Town has spoken with NYS DOT on multiple occasions and will continue to pursue this issue. He suggested residents could send letters to DOT with their complaints.

Julie Lapinski, 4016 Sweden Walker Road, is also very frustrated about traffic. She feels that the addition of turning lanes and/or roundabouts will not help the Sweden Walker Road residents. She is not opposed to growth, but this is not smart development for Clarkson.

Larry Foote, 120 Cassidy Way, asked where the public gathering area would be located. Mr. Montalto answered the intent is to develop an area in front that would serve as an outside café with tables and chairs instead of just a sidewalk.

Fran Smith, 7608 Ridge Road, questioned how fuel and delivery trucks would enter and exit. Mr. Montalto said that design will allow sufficient space for delivery trucks.

Brian Smith, 7608 Ridge Road, asked for confirmation of the project location. It is the southeast corner of the Ridge Road and Sweden Walker Road intersection.

Greg Burris, 2674 Sweden Walker Road, asked about the fuel canopy and wondered if the Express Mart and Brook Field projects were related. Mr. Montalto responded that the fuel canopy would consist of six islands with 12 pumps. Supervisor Kimball commented that the two projects were not related. He gave a brief overview of the Brook Field project.

Julie Lapinski, 4016 Sweden Walker Road, asked for the definition of a hamlet. Supervisor Kimball responded that the idea of a hamlet is to have buildings closer together, to have a walkable community with a village look to the buildings.

Sheila Foote, 120 Cassidy Way, asked what the plans were for the former Garland House. Supervisor Kimball answered that it has been sold. The Town is going to encourage the developer to construct two buildings on Ridge Road, three-stories, parking in front and parking in back to continue with a village look. Commercial space for the first floor and residential for the second and third floors.

Rich McLaughlin, 25 Woodstock Lane, asked if the Garland House was to be torn down. Supervisor Kimball responded yes; because the building has been closed for two years, it is no longer grandfathered as an old structure.

Greg Burris, 2674 Sweden Walker Road, voiced concern about the traffic as well. Supervisor Kimball responded that the arrangement would be similar to traffic at the Byrne Dairy intersection (Route 31 and Sweden Walker Road).

Fran Smith wondered what the timeframe was for completion of this project. Mr. Montalto said the timeline for construction is approximately four months.

Greg Burris asked if there were plans for the northeast corner of this intersection. Supervisor Kimball answered there were no definite plans at this time.

Kathy Kent stated that there are trees ruining the roof of her garage along the property line. She asked if she could trim them. Attorney Olson responded yes.

Barb Montrallos, 3126 Sweden Walker Road, commented that she is not against progression, but is concerned about traffic.

11.24.15

Sue Burris, 2674 Sweden Walker Road, asked about crosswalks. She is concerned about senior citizens from the Brook Field project that may want to walk to Express Mart. Attorney Olson responded that crosswalks/crossing lights would most likely be installed at the Ridge Road/Sweden Walker Road intersection to allow for safe pedestrian crossing. He added that you do not have to stop for pedestrians in a crosswalk if the intersection is controlled by a traffic light.

Brian Smith, 7608 Ridge Road, is concerned about crossing the road to get his mail with the possible increase in traffic. Supervisor Kimball commented that the Town will need to discuss this issue with the Post Office.

Julie Lapinski expressed her opinion that the Board meeting times are inconvenient for residents.

Mike Montalto asked whether a workshop would be required for the Express Mart project. Attorney Olson responded no.

No one else asked to speak.

Supervisor Kimball closed the public hearing at 6:50 p.m.

HORSE ARENA RENTAL APPLICATION

Further revisions from Board members will be incorporated into the application for review at the next Board meeting. Councilperson Smith suggested we invite the President of the Clarkson Horseman's Association to attend the next meeting to clarify the terms of horse arena usage beginning in 2016.

NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT ("SEQR") – DETERMINATION OF NEGATIVE DECLARATION

Attorney Olson reported that Betsy Brugg, Attorney for Brook Field, submitted a draft negative declaration which he then customized pursuant to the November 19, 2015 workshop. Each item in the Full Environmental Assessment Form, Part 2 was addressed at this workshop. Olson led a short discussion regarding the findings.

Motion by Councilperson Hoy

Seconded by Councilperson Smith

To approve the negative declaration document for the Brook Field at Clarkson project.

VOTE OF THE BOARD

AYES: Supervisor Kimball, Councilpersons Hoy, Filipowicz, and Smith

NAYS: None

ABSENT: Councilperson Didas

BUILDING INSPECTOR REPORTS

Nothing to report.

ASSESSOR REPORTS

Supervisor Kimball reported that Liz Spencer is the new Assessor and will begin work on Monday, November 30, 2015.

HIGHWAY SUPT. REPORTS

Bob Viscardi stated that preparation of winter vehicles is well underway with their first salt run on Monday, November 23. He reported the sale of two pieces of equipment recently at auction; Unimog for \$12,450 and Case dozer for \$9,300. The original cost of both those items was \$3,000. He also reported that Mike Kemp has returned to work at the Transfer Station on Wednesdays. Supervisor Kimball asked if nighttime highway staff would be able to survey street lights some evening when work was slow. Pole number information needs to be provided to K. Coon on lights that are out. She will report these to the utility company.

11.24.15**MINUTES**

Motion by Councilperson Filipowicz
Seconded by Councilperson Smith
To approve November 10, 2015 minutes.
Unanimously carried

AUDIT—11-02-2015

Motion by Councilperson Hoy
Seconded by Councilperson Smith
To authorize payment of audit 11-02-2015 to include the following:
Vouchers 20150976-20151019; Total \$28,634.20; Gen. \$8,647.76; Hwy. \$19,638.74;
SS \$347.70
For distribution checks from 30743 to 30783
Unanimously carried

EXECUTIVE SESSION

Motion by Councilperson Hoy
Seconded by Councilperson Smith
To enter executive session at 7:05 P.M. to discuss a personnel matter.
Unanimously carried

RETURN TO REGULAR SESSION

Motion by Councilperson Hoy
Seconded by Councilperson Smith
To return to regular session at 7:35 P.M.
Unanimously carried

MOTION TO ADJOURN

Motion to adjourn at 7:35 P.M. by Councilperson Hoy
Seconded by Councilperson Smith
Unanimously carried

Respectfully submitted,

Katharine Kemp
Deputy Town Clerk

Approved 12-08-2015