

TOWN OF CLARKSON
PLANNING BOARD – MINUTES

September 21, 2010

Board Members

Don Osborne – Chairperson
John Jackson
Scott Hanko *
Dave Virgilio
Tom Schrage *

Support Board Members

Richard Olson, Town Attorney *
John Paul Schepp, Town Engineer
Chad Fabry, Building Inspector/Code Enforcement
Ursula Liotta, Building Department Coordinator
*excused

CALL TO ORDER

D. Osborne called the meeting to order at 7:00 p.m., led all present in reciting the Pledge of Allegiance and reviewed the agenda.

OPEN FORUM

1. **Gordon Bemis**, 9790 Ridge Road - purchase of additional adjacent land

G. Bemis stated that he wishes to purchase additional land to the west of his existing parcel with the intent of building a barn. He only needs 50' and was curious to know if that was permissible; if not then he would purchase 100'. G. Bemis and the owner of the vacant land plan to share the barn.

G. Bemis asked about the setbacks and was advised that the placement of the barn needs to be behind the front setback of the house. Further, he was told that if he intended to house livestock in the barn, it would need to be placed 100' from the side and rear property lines. G. Bemis stated that the barn will not be used for livestock; that it will only be used for storage of equipment.

The Board stated that G. Bemis could purchase 50' of land, but that it would need to be added to his existing parcel. He was advised that he needs to prepare a Planning Board Application requesting the lot line change; that he needs to provide an instrument survey showing the additional 50' of land being added to his existing parcel. After Board approval of the application, he may apply for a building permit for the barn.

1. **Judith Andrew & Karen Benson**
228 Gilmore Road, Tax Acct. #054.02-1-11.11, Zoned: RS-20
Review of written plan for property

The residents were not present for the meeting. R. Olson reviewed the allowed uses per §140-21 Suburban Residential District - RS-20, and stated that the residents' proposed plan is not an allowed use according to code. He also read the definition of "Public Buildings and Grounds", §140-3(H), which states that the residents would have to apply for a Use Variance through the ZBA, or apply for and obtain a non-profit membership designation.

C. Fabry stated that he has been at the property, and there are compliance issues with the barn, particularly w/regard to the entryways, accessibility, no exit signs, etc. C. Fabry stated that the residents do not sell any goods now, but originally they did; just to cover their costs. They are currently inviting the public onto their property and soliciting donations.

Inasmuch as the residents proceeded with their plans without town approval, and advertised their intentions on the internet, and in a newspaper article, the suspicion is well-grounded that they will proceed with their plans although it is not allowed per code. This Board cannot endorse their actions. The residents cannot sell goods, or ask for donations. C. Fabry will speak with the residents and explain the Board's position on this matter, and will request voluntary compliance.

REVIEW OF MEETING MINUTES from August 17, 2010

D. Osborne made a motion to approve the minutes; second by J. Jackson; unanimously carried.

NEXT MEETING: October 5, 2010

ADJOURNMENT:

D. Osborne made a motion to adjourn at 7:45 p.m.; second by D. Virgilio; unanimously carried.

Approved 10-5-10

Respectfully submitted,

Ursula M. Liotta
Building Department Coordinator