

**TOWN OF CLARKSON**  
**PLANNING BOARD – MINUTES**

October 5, 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. **Linda Judd**

Linda Judd introduced herself and stated, in part, as follows:

- that she is interested in purchasing the parcels at 2296 & 2324 Sweden Walker Road, with the intent of moving her residence to the 2296 property (1.57 a.) and building new barns and an indoor riding arena (70 x 120) on the 2324 vacant parcel (9.27 a.).
- that her intent is to build the arena facing Sweden Walker Road, with the barns behind the arena.
- that she boards horses and gives riding lessons to handicapped individuals. She questioned whether the town's zoning will allow her to board horses, and will she be able to give riding lessons? She is prepared to do whatever code requires.
- that she personally has 6 animals - 2 cows and 4 horses; that she would allow for 6 more horses for boarding, limiting the total to 10.
- that she would expect 4 persons total to be at the property at one time for riding lessons; that she intends to have lessons 2x per week; that the scheduling of lessons would be spaced such that there is sufficient time in-between each lesson to alleviate stress on the patrons and the horses.

The Board reviewed the code for allowed uses under RS-20 zoning, and discussion followed. The Board advised L. Judd that all barns require a 100' setback for housing livestock, but agreed that there are no size issues with the parcels in question for her proposed plan. Since both parcels have an Agricultural designation, C. Fabry suggested that she contact the NYS Department of Agriculture to advocate on her behalf. L. Judd stated that she is familiar with the Ag law and believes that what she proposes is an allowed use. She offered to provide the pertinent law to the Board for review. The Board will continue to discuss this matter at the next meeting.

**NEW BUSINESS**

1. **Terence & Kathleen Anderson** – Site Plan Approval  
Owners of Lot B (26.187 a.) Drake Road, Tax Acct. #039.04-1-6.1

Daryl Carmichael presented the proposed site plan for the above property. JP Schepp had provided a letter dated 10-5-10 with his review comments, and D. Carmichael addressed each point with the Board.

Board discussion included the following:

- the Applicant wishes to have water & sewer services provided to the barn. The Board asked that the words "not to be used as a living space" be added to the site plan.
- drainage at the site, or the lack of adequate drainage is an issue, as well as the amount of fill that is anticipated to be needed. It was suggested that a pond be dug to alleviate both issues.
- JP Schepp had not been able to identify a tributary to Moorman Creek, as requested by the Monroe County Department of Planning & Development per their 1987 review of the original site plan.

U. Liotta advised that this matter has already been referred to the MCDP&D, and the Conservation Board will review the file on October 13, 2010. The Board agreed to schedule a Public Hearing for October 19, 2010. D. Carmichael will amend the site plan and provide it to the Board members prior to that date.

**REVIEW OF MEETING MINUTES from September 21, 2010**

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

**NEXT MEETING:** October 19, 2010

**ADJOURNMENT:**

T. Schrage made a motion to adjourn at 7:45 p.m.; second by S. Hanko; unanimously carried.

**Approved 10-19-10**

Respectfully submitted,

Ursula M. Liotta

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Building Department Coordinator