

TOWN OF CLARKSON – ZONING BOARD OF APPEALS

March 16, 2011

PRESENT – Board Members

Conrad Ziarniak - Chairperson
Paul Dittman *
Jackie Smith *
Scott G. Tantaló
Michael Beadling (arrived @ 7:10 p.m.)

Support Board Members

Richard Olson, Town Attorney *
Chad Fabry, Code Enforcement *
Ursula M. Liotta, Administrative Assistant

Excused *

CALL TO ORDER:

C. Ziarniak opened the meeting at 7:00 p.m. with the Pledge of Allegiance, and reviewed the agenda.

OPEN FORUM:

1. Annette Soto, 403 Burch Farm Drive
#054.01-2-59, Zoned RS-10
Re: Possible Customary Home Occupation

Annette Soto and her husband, Ari Soto, were present. Discussion with the Board included the following:

- Mrs. Soto stated that she wishes to bake and sell cakes for special events from within her home; that she does not want to rent space; that she is asking the opinion of the Board as to whether her intent falls under a Customary Home Occupation (CHO).
- C. Ziarniak explained that most CHO's provide services for people, i.e. hair salons, architects, photographers.
- As initially described by Mrs. Soto, the selling of cakes or "sales" does not fit the definition of a CHO. Also, a CHO is to be secondary to the home as a residence.
- Mrs. Soto bakes wedding cakes and all occasion cakes; they are created for and picked up at the house by customers.
- Mr. and Mrs. Soto clarified that the cakes would be by appointment only and would be a very small number, approximately 2-3 cakes per week; that they did not intend to make this open to the public.
- Mrs. Soto does not have a special kitchen, nor does she plan on extending or changing the existing kitchen or adding coolers.
- Mr. Soto stated that there is sufficient space in the driveway for parking; it can accommodate six vehicles.

After further Board discussion, it was suggested to Mrs. Soto that she first pursue whatever permits may be required through Monroe County or New York State, and return to this Board with an application for a CHO.

REVIEW OF MEETING MINUTES: February 16, 2011

S. Tantaló made a motion to approve the minutes; second by M. Beadling; unanimously carried.

ADJOURNMENT: C. Ziarniak made a motion to adjourn at 7:30 p.m.; second by S. Tantaló; unanimously carried.

NEXT MEETING: April 6, 2011 at 7:00 p.m. M. Beadling is unable to be present.

Approved 4-20-11

Respectfully Submitted,

Ursula M. Liotta,
Administrative Assistant