

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

November 6, 2012

**Board Members**

Don Osborne, Chair  
John Jackson  
Scott Hanko  
Dave Virgilio  
Tom Schrage

**Support Board Members**

Richard Olson, Town Attorney  
John Paul Schepp, Town Engineer  
Chad Fabry, Building Inspector/CEO  
Ursula Liotta, Administrative Assistant  
\*excused

**CALL TO ORDER**

The meeting was called to order at 7:00 p.m. D. Osborne led in the Pledge of Allegiance and reviewed the agenda.

**OPEN FORUM**

1. **George Bachner**, owner, vacant land on Redman Road, Tax ID #028.03-1-12, Zoned RS-20

U. Liotta explained that G. Bachner, who resides in Webster, has owned the property since 1974, and purchased it w/the 25x50 barn and 20x20 shed. G. Bachner has no plans on building a house, but would like to tear down the barn at the front of the property and build a new 20x40 barn further back and near the shed. There is access to the land through a gate. The Board discussed and agreed that this is a non-conforming lot, and G. Bachner could tear down the barn and build a new accessory structure without the requirement of a site plan for a new house.

**OLD BUSINESS**

2. **George Edelman**, 8568 Ridge Road, Tax Acct#055.03-1-5.1, Zoned: HC

Re: N-D dated 6-21-11, requiring stoned parking lot and driveway to be paved

U. Liotta explained that G. Edelman showed her a signed copy of a contract with Roethel Paving for the driveway; that he hoped to have it paved yet this year, but it was weather dependent. U. Liotta will follow-up with

G. Edelman regarding the status.

**OTHER**

1. **Re: 2009 Zoning Map** - R. Olson explained that in the process of reviewing the proposed apartment complex project on Sunset Center Lane, a new town zoning map dated 2009 was discovered. This is “the map” to be used by all town personnel going forward. Further discussion included a proposal by the same developer of the apartment complex, to build a mini storage facility on a separate lot (behind Fowler’s Funeral Home) adjacent to the apartment complex.

2. **Re: “Agritourism” in NY** - The Board reviewed and discussed the sample code provided by General Code, in an attempt to legitimize how the larger farm markets in Clarkson are currently being operated. This Board needs to set parameters, i.e.

- Allowable in which zoning?
- Special use permits?
- Minimum land area?
- Building size for retail space?
- Renewable?
- Definition?
- Should the farm market operation be contiguous to the farm land?
- the tax assessment should be based on income and infrastructure

The Board members are to review the sample code provided, and discussion will continue at the next meeting.

3. D. Osborne stated that T. Schrage has considered the position of Planning Board Chair in 2013, pending appointment by the Town Board. D. Osborne will continue as a Board member going forward. J. Jackson and D. Virgilio’s terms are also up this year.

**REVIEW OF MEETING MINUTES**

D. Osborne made a motion to approve the October 16, 2012 minutes; second by D. Virgilio; unanimously carried.

**NEXT MEETING** November 20, 2012 @ 7:00 p.m.

**ADJOURNMENT** D. Osborne made a motion to adjourn at 8:15 p.m.; second by T. Schrage; unanimously carried.

*Approved 11-20-12*

Respectfully submitted,

Ursula M. Liotta  
Administrative Assistant