

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
October 20, 2015**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, October 20, 2015 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT – Board Members**

Donald Osborne – Chairperson  
Scott Hanko  
John Jackson  
Dave Virgilio  
William Rowe

**Support Board Members**

Richard Olson, Town Attorney  
Chad Fabry, Bldg. Inspector/Code Enf.  
JP Schepp, Town Engineer  
Kristen DiFilippo, Bldg. Dept.

\*Excused

**CALL TO ORDER**

D. Osborne opened the meeting at 7:00 p.m. and led all those present in the Pledge of Allegiance. A moment of reflection was observed for those serving in the military. D. Osborne read aloud the agenda.

**OLD BUSINESS**

**Sara Christ – 8089 Ridge Road West  
Tax# 054.04-1-45.11  
Zoning: Highway/Commercial**

Regarding a Special Permit to operate a farm market utilizing existing structures located at 8089 Ride Road West and the addition of greenhouses.

Clayton and Sara Christ were present at the meeting. S. Christ stated that they are in the final stages of purchasing property at 8089 Ridge Road from Keith Perry. S. Christ stated their intentions for the property are to open a farm market with greenhouses. Chairperson Osborne stated that the Christs need to apply for an area variance from the Zoning Board of Appeals to install a greenhouse closer than 40 feet. S. Christ stated their application has been submitted and they will meet with the Zoning Board on October 21, 2015.

Building Inspector, C. Fabry stated that the current owner's name needs to be on the Planning Board application. Town Attorney, R. Olson stated that the Christs need to contact their attorney, Kevin Johnson, to add Keith Perry's name to the application as the current owner. R. Olson asked that they have their attorney contact him directly regarding this application.

Chairperson Osborne asked Town Engineer, JP Schepp if he had concerns. JP Schepp stated he was concerned about possible "outdoor displays" and parking issues. JP Schepp feels that the greenhouse structures take away parking spots. C. Christ stated he revised the site plan by moving the greenhouses back 25 feet, leaving the whole east side of the main structure open for display. C. Christ stated none of the parking lot would be utilized for displays. J. Jackson asked if there would be additional parking in the back of the structure because of the limited room in front. S. Christ stated the overflow and staff parking will indeed be in the back.

Building Inspector, C. Fabry asked the Christs why they have not rotated greenhouses #3 and #4 90 degrees so as to position them to the back side of the structure. S. Christ stated that moving the greenhouses would result in reduction of sun exposure. C. Christ stated there are trees on all four sides of the property.

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Chairperson Osborne asked C. Fabry if he had any concerns regarding the proposed site plans. C. Fabry stated the lot is constricted. In addition he questioned if the term “farm market” was used on this application. If so, then the scope of the operation should be limited to only the produce the Christs grow. C. Fabry stated a broader term should be used to include the sale of other products. Town Attorney, R. Olson stated “retail” should be used because under Clarkson Town Code §140-33 B(1)(g): **The following uses, with a special permit from the Planning Board.**

Motion by Donald Osborne  
Seconded by William Rowe

To schedule a Public Hearing for 8089 Ridge Road West on Tuesday, November 3, 2015 at 7:00 p.m. to discuss site plan approval and a special permit.  
Unanimously carried

**MINUTES**

Motion by Donald Osborne  
Seconded by John Jackson

To approve the October 6, 2015 minutes.  
Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, November 3, 2015 at 7:00 p.m.

**ADJOURNMENT**

Motion by John Jackson  
Seconded by Scott Hanko  
To adjourn the meeting at 8:00 p.m.  
Unanimously carried

Respectfully submitted,

*Kristen DiFilippo*

Building Department Coordinator

*Approved 11/03/2015*