

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
November 3, 2015**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, November 3, 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. Coordinator

\*Excused

**CALL TO ORDER**

S. Hanko opened the meeting at 7:00 p.m. and led all those present in the Pledge of Allegiance. S. Hanko read aloud the agenda.

**PUBLIC HEARING**

**Clayton and Sara Christ – 8089 Ridge Road**

**Tax Acct# 054.04-1-45.11**

**Zoning: Highway Commercial**

Regarding a special permit to operate a farm/retail market at 8089 Ridge Road with the addition of greenhouses.

Chairperson S. Hanko opened the Public Hearing by reading aloud the legal notice. Clayton and Sara Christ were present at the meeting. C. Christ gave a brief description of their intentions for the farm market:

- To grow and sell fresh produce, u-pick fruit, fresh cut flowers, Christmas trees, floral shop and an ice cream shop.
- Approximate open dates for the farm market will be between Easter and Christmas with the floral shop being open year round.
- Construction of four greenhouses and additional parking.

Motion by John Jackson  
Seconded by Dave Virgilio  
To close the Public Hearing  
Unanimously carried

Building Inspector, C. Fabry asked where the ice cream shop would be located. C. Christ stated on the side where the “beauty parlor” was originally located. The farm/retail market would be located on the “restaurant” side. C. Fabry stated a change in “use” is required before the ice cream shop can be opened.

J. Jackson asked if there is a sufficient amount of parking spaces for the proposed operation. C. Christ stated there are 15 to 17 parking spots with additional parking behind the main structure for employees. C. Christ stated in the front of the main structure, facing Ridge Road, there is a “turn around” with proposed (4) car parking. He stated to the east of the property there is a three car parking area with a proposed additional three car parking spots to be added to the existing lot, extending it out north, closer to Ridge Road and east to the side property line. He stated to the west of the main structure, there is a proposed additional six car parking area. C. Christ stated directly in front of the main structure there is an existing six car parking area.

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Attorney Olson stated a revised site plan showing all proposed parking and future structures needs to be submitted. C. Fabry added that all planned parking must be paved after one year to allow for the gravel to settle. Attorney Olson stated that the Christs must make the necessary changes on the survey map for 8089 Ridge Road to show a more detailed outline of the parcel property lines. He requested that the Christs come back on November 17, 2015 with a revised site plan to include all proposed parking and greenhouse structures.

Motion by Dave Virgilio

Seconded by John Jackson

To approve the application of Clayton and Sara Christ for a Special Use Permit to operate a farm/retail market and construction of greenhouse #1 with the following conditions:

1. Construction of greenhouse #1 can commence upon receipt of an area variance from the Zoning Board of Appeals.
2. Any further construction will be contingent upon review of a revised site plan map detailing future construction and sufficient parking spaces.
3. All products should be displayed in such a fashion that no parking spaces are used.

Unanimously carried

**NEW BUSINESS**

**Travis Mattison – Lot 4 Turner Subdivision-Clarkson Parma Town Line Rd  
Tax Acct# 055.04-1-1.4  
Zoning: Residential RS-20**

Regarding site plan approval to construct a single family home on a 9.254 acre lot.

Kris Schultz of Schultz Associates Engineers & Land Surveyors represented T. Mattison. K. Schultz gave a brief outline of the proposed site plan:

- Proposed construction of a 1,500 sq. ft. single family home.
- Total acreage 9.254.
- Parcel will be serviced by public electric, private leach field and a well.

K. Schultz stated that the site plan and an agricultural data statement have been referred to Monroe County Department of Planning and Development. In addition, included in the above site plan application is a Short Environmental Assessment Form for the Conservation Board.

Motion by John Jackson

Seconded by William Rowe

To schedule a Public Hearing on Tuesday November 17, 2015 at 7:00 p.m.

Unanimously carried

**MINUTES**

Motion by John Jackson

Seconded by William Rowe

To approve the October 20, 2015 minutes.

Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, November 17, 2015 at 7:00 p.m.

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**ADJOURNMENT**

Motion by John Jackson  
Seconded by William Rowe  
To adjourn the meeting at 7:45 p.m.  
Unanimously carried

Respectfully submitted,  
*Kristen DiFilippo*  
Building Department Coordinator

*Approved 11/17/2015*