

**TOWN OF CLARKSON
PLANNING BOARD MEETING
February 6, 2018**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, February 6, 2018 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

PRESENT – Board Members

Conrad Ziarniak, Chairperson
John Jackson
William Rowe
Dave Virgilio
Leslie Zink

Support Board Members

Richard Olson, Town Attorney
J.P. Schepp, Town Engineer
Chad Fabry, Bldg. Inspector
Susan Kelly, Bldg. Dept.

*Excused

CALL TO ORDER

Conrad Ziarniak called the meeting to order at 7:00 p.m. and led all those present in the Pledge of Allegiance with a moment of silence honoring Veterans, military service members and first responders. Conrad Ziarniak read aloud the agenda.

Motion by Conrad Ziarniak
Seconded by John Jackson
To add Sara's Farm Market Incentive Zoning discussion to the agenda.
Unanimously carried

NEW BUSINESS

Marilyn Duryea Subdivision
Property Address: 4026 Lake Rd.
Tax ID #: 069.05-1-28.11
Zoning: RS-10

Request for Final Site Plan Approval.

C. Ziarniak gave an overview of the M. Duryea Subdivision. It is a request for a simple lot line transfer affecting two parcels. It would be a transfer of ~8 ½ acres from the Duryea property to the Garlock property. C. Ziarniak referenced Planning Board 8/2/16 meeting minutes regarding this issue. R. Olson stated that there are no easement issues. C. Ziarniak asked for questions or comments from the Board Members. There were none.

Motion by John Jackson
Seconded by Bill Rowe
To approve the Marilyn Duryea Subdivision.
Unanimously carried

OLD BUSINESS

Steve and Kathy Kepler – Sara's Farm Market
Property Address: 389 East Avenue
Tax ID #: 069.06-1-7
Zoning: RS-10
Acreage: 25 acres total, 5 acres affected

Review of Incentive Zoning Application.

The Planning Board is to give the Town Board their recommendation on Incentive Zoning for Sara's Farm Market. The Kepler's want to expand their business to include food vending. Addition of food service would require a restroom. There would be a need to connect to the sewer.

2/6/18

J. Jackson stated that lack of adequate parking would be a concern. C. Fabry stated that there are 50 parking spots in addition to an overflow parking area (~100x100 gravel lot) near the greenhouses. J. Jackson stated that the lot should be striped and that there should be a pedestrian path to the building. L. Zink stated that there should be a stipulation that parking has to be contained to their property (no parking along East Ave.).

C. Fabry stated that the Kepler's have been good neighbors. They have donated goods and services to the community. He has never received any complaints from neighbors. W. Rowe also mentioned raffles and auctions they have held to benefit charities.

C. Ziarniak stated that he would like to eliminate items from the Kepler's plan that push the Zoning limits, such as the sale of outdoor grills and furniture and other purely retail items. He also stated that he would not be in favor of granting the Incentive Zoning.

R. Olson stated that if the Town Board grants the Incentive Zoning, site plan approval would be required by the Planning Board if changes are made to the site.

L. Zink will draft a recommendation letter to the Town Board on behalf of the Planning Board. It will be ready for review at the next Planning Board Meeting on 2/20/18.

MINUTES

Motion by Leslie Zink
Seconded by Bill Rowe
To approve the January 16, 2018 minutes.
Unanimously carried

ADJOURNMENT

Motion by Conrad Ziarniak
Seconded by John Jackson
To adjourn the meeting at 7:57 pm.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, February 20, 2018 at 7:00 pm.

Respectfully submitted,

Susan Kelly
Building Department

Approved 2/20/2018