

**TOWN OF CLARKSON  
PLANNING BOARD MEETING  
August 21, 2018**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, August 21, 2018 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 6:00 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

**ALSO ATTENDING**

Steve Kepler, Applicant

**CALL TO ORDER**

Conrad Ziarniak called the meeting to order at 6:00 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.

**CONTINUATION OF BUSINESS**

**Property Owner: Franklin and Donna Kepler**  
**Property Address: 389 East Avenue, Brockport, NY 14420**  
**Tax ID#: 069.06-1-7**  
**Zoning: Incentive Zoning**

Site Plan Approval to rehab existing barn at Sara’s Farm Market; adding two restrooms, ice cream service area, kitchen work area, customer seating area, upstairs office, and improve existing parking area.

C. Ziarniak reviewed the application. Resolution was reviewed by the Board. Lighting was discussed. C. Fabry requested lighting specs from S. Kepler.

C. Ziarniak read aloud the resolution. On May 8, 2018 the Clarkson Town Board as Lead Agency determined that the application is an Unlisted SEQRA action and issued a Negative Declaration.

Motion by Conrad Ziarniak to approve the site plan as submitted with the following stipulations/changes.

Seconded by Dave Virgilio

Approved unanimously

1. Two handicap parking spots be provided east of the proposed food/ice cream building on the east side of the drive lanes such that the hashed loading zone for the handicap parking spots provides access to the garden sales area and to the cross walk for the food vending building.
2. Provide a Stop sign or Pedestrian Crossing sign at this above mentioned location.
3. All parking spots shall be marked except for grassy area employee parking at northeast of incentive zoned area; indicated with paint and maintained as is necessary.
4. Provide a smooth surfaced walkway from the northwest parking lot to the food vending building.
5. Provide a tractor trailer turnaround area.
6. Provide a photometric plan or manufacturer’s information showing proposed light distribution to ensure adequate lighting and to minimize light spillage off property to the satisfaction of the Town Engineer.

**8/21/18**

7. All lighting, other than what is necessary for safety and security, is to be turned off at the conclusion of business for the day.
8. Attendance and completion time for events:
  - 8.1 All outdoor events (including tents) shall be limited to 100 patrons and conclude no later than 9 PM.
  - 8.2 Indoor events at which alcohol is served shall be limited by the posted room capacities and shall end no later than 11 PM.
9. Food service shall end at 10 PM.
10. The Building Inspector shall approve the propane tank filling area and installation of necessary equipment and fire protection.

**MINUTES**

Motion by Leslie Zink  
Seconded by Bill Rowe  
To approve the August 7, 2018 minutes.  
Approved unanimously

**ADJOURNMENT**

Motion by John Jackson  
Seconded by Conrad Ziarniak  
To adjourn the meeting at 6:24 pm.  
Approved unanimously

**NEXT MEETING**

The next regularly scheduled meeting of the Planning Board will be Tuesday, September 4, 2018 at **7:00 pm**.

Respectfully submitted,

*Susan Kelly*  
Building Department

*Approved 9/18/2018*