

**TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES**  
**Tuesday, January 21, 2020 at 7:00 PM**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, January 21, 2020 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 PM.

**Board Members**

John Jackson, Chairperson  
Dave Virgilio \*  
Thomas Schrage \*  
Harold Mundy  
Daryl Fleischer

**Support Board Members**

Richard Olson, Town Attorney  
J.P. Schepp, Town Engineer \*  
Kevin Moore Bldg. Inspector  
Anna Beardslee, Bldg. Dept. Clerk  
\* Excused

**CALL TO ORDER:**

J. Jackson called the meeting to order at 7:00 p.m. and led all those present in the Pledge of Allegiance and read aloud the agenda.

**NEW BUSINESS:**

**Applicant:** Patricia Bianchi/Circle B Subdivision  
**Property Owner:** Patricia Bianchi  
**Property Address:** 8046 Ridge Road  
**Tax ID:** 54.04-001-005  
**Acres:** 276x427

Applicant requesting approval for a subdivision to separate the retail building from residential property.

Sean Bianchi present at meeting on behalf of Patricia Bianchi, his mother, who is the owner of Circle B. Rich Maier also present and began explaining the subdivision by showing the map of where the property would be subdivided. The total acreage of the property currently is 80.50 acres. The proposal is to subdivide the property so that the Circle B Store would be on 3 acres of the land. The 77.50 acres left over would be the property for the house. The idea is to separate the home from the store, so they have two different tax ID's.

R. Maier received JP Schepp's letter in regards to the subdivision. One comment is that all utilities need to be separated from the house. R. Olsen states that it can be made in the Notice of Decision to conditionally grant the subdivision with a timeframe of when the utilities would need to be separated from the house by. R. Olsen also stated that legally this application also needs to go before the Zoning Board for a Use variance. The reason being because, the property is currently zoned highway commercial. The subdivision will create two separate properties, in which the store will remain zoned as commercial. But the existing house needs to be granted approval to be a residential home on the commercial property. Dick stated that Circle B Subdivision will be placed on the Zoning Board agenda which meets again on Wednesday, February 5<sup>th</sup> and we could still place Circle B on agenda for a Public Hearing for the Planning Board on Tuesday, February 4, 2020.

J. Jackson made a motion to place Circle B Subdivision on for a Public Hearing on Tuesday, February 4, 2020.

H. Mundy seconded.  
Unanimously carried.

**MINUTES:**

J. Jackson made a motion to approve amended minutes from December 17, 2019.  
D. Fleischer seconded.  
Unanimously carried.

J. Jackson made a motion to approve January 7, 2020 minutes.  
H. Mundy seconded.  
Unanimously carried.

**ADJOURNMENT:**

H. Mundy made a motion to adjourn the meeting at 7:35 PM.  
J. Jackson seconded.  
Unanimously carried.

**NEXT MEETING:**

The next regularly scheduled meeting of the Planning Board will be held on Tuesday, February 4, 2020 at 7:00 PM.

Respectfully submitted,  
Anna Beardslee  
Building Department Clerk

*Minutes approved on 2/4/2020.*