

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

Held at Clarkson Town Hall

Tuesday, May 21st, 2024, at 6:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio
Daryl Fleischer
Patrick Didas
Paul Egan

Support Board Members

Keith O'Toole, Town Attorney
J.P. Schepp, Town Engineer*
Kevin Moore, Bldg. Inspector
Andrea Rookey, Bldg. Dept. Clerk

* Excused

CALL TO ORDER:

J. Jackson called the Planning Board meeting to order at 6:00PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

OPEN FORUM:

Applicant: Leah Brady
Property Owner: Leah Brady
Address: 4068 Lake Rd

Discuss change in use from a daycare to a dance studio.

J. Jackson asked if they were working inside still.

L. Brady said yes, it will probably be a couple more months of work.

J. Jackson asked if K. Moore knew how many parking spots there was on the lot.

L. Brady said that thinks it's about 40 parking spots.

K. Moore said there are approximately 41 parking spots.

J. Jackson said that handicap spots would need to be marked.

K. Moore said that the handicap spaces are currently on the site plan.

K. O'Toole said that there needs to be landing spots marked off next to the handicap spots and that the spots need to be restriped and marked when the lot is repaved.

D. Virgilio motioned to waive further site plan review on the condition that the whole lot is repaved, and the handicap spots are marked, and the operating hours are from 5am to 10pm Monday-Saturday.

J. Jackson seconded the motion.

Unanimously carried.

OPEN FORUM:

Applicant: Kelly Keo
Property Owner: Richard Rommes
Address: 7407 Ridge Rd

Discuss the change use from Apple Tree Inn to a new business.

Richard Rommes the current owner gave some background information on the former Apple Tree Inns business. He said that the shop used to be a tea shop and then they turned it into an antique shop.

Kelly Keo has a business currently in Greece and has some interest in owning the former Apple Tree Inn and would like to discuss ideas of possible business ideas that would be allowed in that district.

R. Rommes said that they would like to get the board's impression on whether they should go ahead and create a plan to submit to the Planning Board for a restaurant. He said that that the building would currently need the septic done. They would like to do the business in two phases

if possible, in order to have time to put in the proper equipment for the kitchen. They would like to start off as catering and come back before the board to make it more of a restaurant.

K. Moore said that he spoke with J.P. Schepp, and it would require a site plan

K. Keo said that they would have warmers there and bakery items, but nothing would be prepared there.

K. O'Toole said that they would need a full site plan.

K. Keo asked if they could do a bakery instead.

P. Egan asked if they would be renovating.

K. Keo said yes.

K. Keo said that she would be interested in doing a bakery with takeout or possibly a café.

K. Moore said that a café would be allowed.

J. Jackson said that parking, lighting, and septic would need to be redone.

MINUTES:

P. Didas motioned to approve the minutes from 5/21/2024.

D. Fleischer seconded the motion.

Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 6:40PM

D. Fleischer seconded the motion.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, June 4th, 2024, at 6:00 PM, at the Town Hall.

Respectfully submitted,

Andrea Rookey Building Department Clerk