

**TOWN OF CLARKSON
PLANNING BOARD MEETING
July 17, 2018**

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, July 17, 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.

NEW 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 gave an overview of the Kepler’s application and reviewed the Town Board’s resolution from May 8, 2018 regarding the same. Incentive Zoning is being sought because certain items are not allowed under RS-10 zoning.

C. Ziarniak asked S. Kepler to review his proposal. S. Kepler stated that they currently have 47 parking spaces and will be adding 20 more spaces. A grass area is to be used by 12 employees. He feels the number of spaces should be sufficient because the ice cream service will be in the evening when there are not many customers for the garden center. J.P. Schepp asked about lighting. C. Fabry suggested it should be downward lighting and should light only the Incentive Zoned areas. J. Jackson asked about handicap parking spaces. He suggested having some spaces near the ice cream barn. S. Kepler stated that there are two handicap spaces by the door. C. Fabry stated that 5% of total parking spaces need to be designated as handicap spaces. There will have to be three more handicap spaces added. J. Jackson asked about the restrooms. S. Kepler answered that there are two unisex, handicap-accessible restrooms; one accessible inside and one accessible outside. J.P. Schepp asked if they are connected to the sewer. S. Kepler answered yes. D. Virgilio asked about food concessions. S. Kepler stated that only ice cream will be offered initially. They might add fry cakes in the fall.

C. Ziarniak asked J.P. Schepp if he had sufficient information to do a thorough evaluation. J.P. Schepp stated that there is public water and sewer, storm drainage issues are unchanged, traffic situations are known, more specifics are needed on lighting issues. C. Fabry noted that there was a public hearing held at the Town Board meeting addressing the Incentive Zoning application. Two residents attended; there were no issues.

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C. Ziarniak asked if there was a limit on the number of wedding guests allowed. It was determined that the allowable number is 100. C. Ziarniak noted that the allowable number of guests and times of operation were not included in the Town Board resolution granting Incentive Zoning approval and suggested that C. Fabry contact R. Olson (Town Attorney) to ask if there was a reason that information was omitted. C. Fabry agreed and will email the response to the Planning Board. J.P. Schepp noted that it is reasonable to have restrictions on the number of guests and hours of operation for wedding receptions.

C. Fabry suggested that the Town should reserve the right to require that the grass employee parking area be converted to gravel.

J. Jackson suggested installing a pedestrian walkway from the back parking area to the building for safety reasons. C. Fabry agreed.

C. Ziarniak asked S. Kepler to provide an updated site plan with the following changes shown for the next meeting:

- ADA spaces identified (C. Fabry suggested two ADA spaces be located across from the barn).
- Pedestrian walkway from parking area to barn, including stop sign or yield to pedestrian sign.
- Access to garden walkway.
- J.P. Schepp asked for lighting details to be included.

Motion by Conrad Ziarniak

Seconded by John Jackson

To schedule a public hearing to be held at the next Planning Board meeting on August 7, 2018.

Approved unanimously

J.P. Schepp notified the Board that he will be unable to attend the August 7, 2018 meeting.

MINUTES

Motion by John Jackson

Seconded by Bill Rowe

To approve the June 19, 2018 minutes.

Approved unanimously

ADJOURNMENT

Motion by Conrad Ziarniak

Seconded by Dave Virgilio

To adjourn the meeting at 6:50 pm.

Approved unanimously

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be Tuesday, August 7, 2018 at 6:00 pm.

Respectfully submitted,

Susan Kelly

Building Department

Approved 8/7/2018