

TOWN OF CLARKSON  
ZONING BOARD OF APPEALS  
May 16, 2007 MINUTES

PRESENT:

- Conrad Ziarniak – Chairperson
- Bob Rejewski - Member
- Tim Morganti - Member
- Wade Radtke - Member
- Paul Dittman - Member
- Colleen Rogers - Deputy Town Clerk
- \* Richard Olson - Town Attorney

\*Excused

CALL TO ORDER

C. Ziarniak called the meeting to order at 7:00pm followed by the Pledge.

OPEN FORUM

PUBLIC HEARING: C. Ziarniak read the legal notices for the following applications and opened the public hearing for the

**Sheila Maynard**  
**6 Valley View Dr**  
**Tax Id: 054.18-1-17**  
**Area Variance**

S. Maynard is requesting an area variance for an eight (8) foot vinyl fence along the back property line. The fence along the side setbacks would be at four feet. The back yard faces Ridge Rd and the homes directly behind hers are rented duplexes. They are not kept up very well and have car parts and unlicensed vehicles in the yard. S. Maynard stated she is seeking privacy. Photos & a new instrument survey map were distributed. The fence would be seven (7) feet high with one (1) foot lattice decoration on top. She has removed the hedge that was in the rear of the property line and will have all the stumps removed. The fence along the side yards would be inside her property line twelve (12) feet.

No Public Comment

The Board reviewed the application and the placement of the proposed fence. Town Code 140.14 was reviewed. They reviewed the option of a six (6) foot fence it would produce the same effect. Mrs. Maynard stated she would prefer the eight (8) foot. The Board suggested she put the fence if approved on the lot line. After the site visit the fence would fit esthetically.

Motion to declare the application a Type II SEQR By C. Ziarniak.

Seconded by W. Radtke.

Unanimously Carried.

Motion to close the public hearing by C. Ziarniak.

Seconded by B. Rejewski.

Unanimously Carried.

Motion by W. Radtke to approve the variance of two (2) feet for a solid fence to be located on the rear lot line, with the following conditions.

- The height of the fence will be eight (8) feet at its lowest point. As measured from grade.
- The fence will be seven (7) feet with one (1) foot lattice décor on top.
- The fence will be level on top, every point being eight (8) foot or less, as measured from grade.
- The fence will be kept in like new condition.
  
- The stumps from the rear hedge will be removed to prevent re-growth.

Seconded by P. Dittman.

Unanimously Carried.

**Philip J. Ciufu Jr.**  
**22Woodstock Lane**  
**Tax Id: 054.03-1-1**  
**Area Variances (2)**

P. Ciufu Jr. is seeking two area variances for a proposed front porch. He would like to construct a ten (10) foot porch that would extend into the front setback five (5) feet. P. Ciufu stated it would be keeping in conformance with the neighborhood. Currently there is a concrete slab there that is in disrepair, due to the addition the previous owners put on, the porch would have to extend beyond the 40 ft. setback to look right. The family would be able to utilize the front porch. Mr. Ciufu stated the porch would not be screened in. The roof would match the existing roof, guttered and pitched. The railing would be vertical vinyl. The posts would also be vinyl steel reinforced.

Comments from the public:

Chuck Monachino, 20 Woodstock Lane, stated he supports Mr. Ciufu's application. Mr. Ciufu has improved his property immensely since he purchased it.

Joe Falco, 41 Woodstock Lane, stated he supports Mr. Ciufu's application and it would be an improvement to the property.

Motion by C. Ziarniak to close the public hearing.

Seconded by P. Dittman.  
Unanimously Carried.

The Board reviewed the application and Town Code 140-7.E.1 Entrance porch or steps. Much discussion took place on the details of construction, direction of pitch of the roof & lines, gutters. The Board reviewed the criteria for an area variance. The Board would like Mr. Ciufu to present the Board with a more detailed design before making any decisions. The Board is responsible to ensure that this will fit esthetically in the neighbored.

Decision will be tabled until the updated information is submitted.

#### REVIEW OF MEETING MINUTES

Motion by P. Dittman to approve the April 18, 2007 minutes as corrected and the May 2, 2007 minutes as written. Seconded by W. Radtke. Carried

#### ADJOURNMENT

Motion by W. Radtke to adjourn at 9:00pm.  
Seconded by P. Dittman  
Unanimously Carried.

Respectfully Submitted,

Colleen M. Rogers, Deputy Town Clerk