

TOWN OF CLARKSON – ZONING BOARD OF APPEALS

Minutes – November 19, 2008

PRESENT – Board Members

Conrad Ziarniak - Chairperson
Wade Radtke *
Paul Dittman
Rick Sheffer *
Jackie Smith

Support Board Members

Ursula M. Liotta, Dep. Town Clerk
Richard Olson, Town Attorney
Larry Gursslin, Code Enforcement *

Excused *

CALL TO ORDER:

C. Ziarniak called the meeting to order at 7:00 pm, led all present in the Pledge of Allegiance, and reviewed the Agenda.

PUBLIC HEARING:

1. **Joe Scarfone**, Atlas Process Systems, LLC - Sign Permit Application
55 Clarkridge Drive, Tax Acct. 055.04-1-17-116

C. Ziarniak opened the Public Hearing, read the legal notice aloud and asked the Applicant a few questions. The answers are summarized below:

- That Clarkridge Drive is part of the West Ridge Industrial Park;
- That the business produces metal fabrication items for the food and beverage industry;
- That this is the Applicant's second location;
- That there was a sign on the building from the prior owner and the sign mountings remain;
- That said mountings will accommodate the thirty-two (32) sq. ft. (24' x 192') sign.
- That the new sign will be professionally made out of alum-o-lite material, designed to withstand the weather;
- That a rendering of the sign was shown to the Board; that the lettering will be in satin bronze on a black background;
- That the sign will be maintained in like-new condition;
- That the Applicant has no intentions of installing lights for the sign; that there are lights on the side of the building now, but he wants to add lights to the front as well for safety reasons; that he may put lights in the front garden area to illuminate the building, with creating lighting on the sign.

C. Ziarniak stated that there were no comments from the public, and made a motion to close the Public Hearing; second by P. Dittman; unanimously carried.

Discussion:

P. Dittman stated that the business' location would be hard to see. The Applicant stated that the purpose of the sign is so that the public can find the business, and to direct persons to the proper location.

C. Ziarniak made a motion determining that this matter is a Type II action and therefore, not subject to further environmental review; second by J. Smith; unanimously carried.

J. Smith made a motion to grant the Applicant's request for a sign permit based on the dimensions in the drawing provided by Applicant, and more specifically as follows:

1. A thirty-two (32) square foot sign is to be erected on the existing building facing West, in the exact location as the prior owner's sign; and
2. The black sign with bronze satin lettering will be professionally made of weather resistant alum-o-lite material, and will be maintained in like-new condition.

The Notice of Decision will be prepared and mailed to the Applicant.

NEW BUSINESS - continuation:

1. **Gary Coia**, 319 Chadlee Dr., Tax Acct. 054.01-2-34
Request for Area Variance

C. Ziarniak reviewed Applicant's matter from the prior meeting on November 5, 2008. R. Olson stated that the problem with Applicant's variance request is that it would only leave a one (1) foot strip for Applicant to use to maintain his residence.

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Applicant stated that if the land had not been donated to the Town or the neighbors per the Planning Board minutes dated March 21, 1995, he would never had made the application. Further, Applicant stated that the lot in question is the right-of-way or easement for all utilities; that it was the old creek bed and it was to be left forever wild.

R. Olson reviewed a map of the subdivision, and focused on Applicant's property and the vacant lot next door. He suggested that the Applicant contact the owner of said property and request that he be able to purchase ten (10) feet from him and resubdivide the land. At that time, it might be as simple as Applicant bringing a new map before this Board in order to grant the variance.

P. Dittman stated that the landscaping that is shown on Applicant's survey map is part of the neighborhood and it is always maintained.

R. Olson stated that the Board needs to review the background of the Burch Farms Subdivision and verify that "donation" per the March 21, 1995 Planning Board minutes, was in fact a part of the Notice of Decision. R. Olson further stated that over the years, there have been discussions by the Town Board re: dedication of various properties within the Town.

U. Liotta was asked to retrieve the file, the Notice of Decision, and the filed map. If R. Olson and this Board find that the property is not build-able, and if Applicant cannot make any headway with the owner, then R. Olson stated that he would write a letter to the owner on the Applicant's behalf.

R. Olson does not think that the one (1) foot variance would be approved, but the Applicant stated he did not have anything to loose and he is not in a rush; that he does not want to move. This matter is to be continued on December 3, 2008.

OLD BUSINESS: None

OTHER:

R. Olson stated that he knows that all Support Board members are required to take four (4) hours of continuing education training each year; that he has discussed this matter with the Paul Kimball, Supervisor, and that they plan to arrange in-house training in 2009 with a focus on Town of Clarkson Code, and the Town's expectations of its Support Board members; and

R. Olson stated that the Building Inspector has resigned his position, but he will stay on until his replacement is hired. Discussion was had re: the Town Code and the question of whether or not permits have been issued for work in progress, and how to handle those situations.

REVIEW OF MEETING MINUTES:

1. It was brought to the Board's attention that J. Smith did not second motion re: the **October 15, 2008** minutes; those minutes are amended as follows:

C. Ziarniak made a motion to approve the minutes; second by P. Dittman.

Ayes: C. Ziarniak, P. Dittman, W. Radtke Abstain: R. Sheffer, J. Smith

2. C. Ziarniak made a motion to accept the November 5, 2008 minutes as corrected; second by J. Smith; unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn at 8:10 p.m.; seconded by P. Dittman; unanimously carried.

NEXT MEETING: December 3, 2008

Approved 12/3/08

Respectfully Submitted,

Ursula M. Liotta
Deputy Town Clerk