

# TOWN OF CLARKSON – ZONING BOARD OF APPEALS

June 15, 2011

## PRESENT – Board Members

Conrad Ziarniak – Chairperson \*  
Paul Dittman  
Jackie Smith  
Scott G. Tantalo  
Michael Beadling (arrived at 7:10 p.m.)

## Support Board Members

Richard Olson, Town Attorney \*  
Chad Fabry, Code Enforcement \*  
Ursula M. Liotta, Administrative Assistant  
  
Excused \*

## CALL TO ORDER:

P. Dittman, Acting Chair, opened the meeting at 7:00 p.m. with the Pledge of Allegiance, and reviewed the agenda.

## PUBLIC HEARING:

1. **David & Cassie Paduano**, 8013 West Ridge Road, 054.04-1-41.2, Zoned RS-10  
Re: Area Variance Application

P. Dittman opened the Public Hearing by reading the legal notice aloud. He asked the Applicants to briefly state the reason for the area variance application. D. Paduano stated that the following:

- That their house at 8013 is set back from their neighbor at 8025, and in order for them to attain the privacy they are looking for, an area variance of 90' forward of the front setback of their house is requested.
- The start of the fence will be 125' from Ridge Road; the entire fence will be 175' in length.
- The amount of area variance requested is no more than 90' extending forward of the front setback.
- Those photos were provided at the previous meeting to show the proximity of their house to the neighbor's house at 8025.
- The privacy fence will be 6' high and will be installed approximately 1' inside of the property line in a North-South direction, starting approximately 5' South of the where the driveway splits.
- That the fence will be stained and not require any further maintenance.

No public was present to comment. P. Dittman made a motion to close the Public Hearing; second by S. Tantalo; unanimously carried.

Further discussion:

- All board members visited the site, and determined that the intended start of the fence will not be an issue with traffic to the driveway at 8025.
- J. Smith commented that snow removal may be an issue, but D. Paduano handles the plowing for both driveways, so it should be a non-issue.
- U. Liotta stated that Amy Collier-Williams, owner of 8025 Ridge Road, stopped in the Building Department to view the property map and discussed the proposed placement of the fence.
- S. Tantalo thinks that the fence will add value to both properties and will create distinct visual property lines.

P. Dittman made a motion determining that this matter is a Type II SEQR action and therefore, not subject to further environmental review. Second by J. Smith; unanimously carried.

J. Smith made a motion granting Applicants' request for an Area Variance with regard to the installation of no more than 90' of 6' tall privacy fencing extending forward of the front setback of the subject residence along the East-West side lot-line between 8013 Ridge Road and 8025 Ridge Road. Second by S. Tantalo; unanimously carried.

## NEW BUSINESS:

1. **Geri Ann Frasch**, 4099 Lake Road, 069.05-1-6, Zoned RS-10  
Re: Replacement Sign Application for Brockport/Clarkson Learning Center

Doug Frasch appeared on behalf of his wife, Geri Ann Frasch, with regard to the proposed replacement sign for the new business, Brockport/Clarkson Learning Center, i.e.

- The sign will be “apples to apples” in size to the sign approved in 1996 by the former tenant, and it will follow the same design as the neighboring counseling office.
- The sign will be 3' x 5' white painted aluminum with black vinyl lettering, professionally made by Sign of Jonah, and hung between 8' tall 6" black steel posts; the sign will be trimmed with black wrought iron.

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- The driveway to the property has “enter” and “exit” signs that mimic the same style.
- The new sign will be anchored to the concrete remaining in the same two spots as the previous sign.
- The sign will be lit by low wattage bulbs, just enough to illuminate the sign; there is electric existing at the site of the sign.

P. Dittman made a motion to approve the replacement sign as “apples to apples”; second by S. Tantalò; unanimously carried. The new Notice of Decision shall include the following information:

- A Special Permit for a permanent sign was granted in 1996 to a tenant using the same space as the current Applicant; and the replacement sign depicting the name of the new business is “apples to apples” to the previously approved sign.
- The sign will be 5’ x 3’ (15sq. ft.) and will be hung between two 8’ high 6” black steel posts to be anchored to the same concrete footers as the previous sign.
- The sign will be located 15’ from the sidewalk in front of the building, and will not be in the right-of-way of traffic between the entrance and exit driveways.
- The sign will be professionally made and will be kept in like-new condition.
- The sign will be illuminated by existing ground-base lighting, i.e. halogen bulbs @ 150 watts or less, and the intensity and direction of the illumination will not interfere with motor vehicle traffic.
- The lighting will be on an automatic timer, i.e. 6:00 p.m. to 10:00 p.m. daily.
- This Special Permit is conditioned upon Applicant’s compliance with the NYS Building Code (§3107.1 General).

**REVIEW OF MEETING MINUTES:** June 1, 2011

J. Smith made a motion to approve the minutes as amended; second by M. Beadling; unanimously carried.

**ADJOURNMENT:** The meeting was adjourned at 7:45 p.m.

**NEXT MEETING:** July 20, 2011 at 7:00 p.m.  
July 6, 2011 – cancelled by the Board.

**Approved 8-3-11**

Respectfully Submitted,

Ursula M. Liotta,  
Administrative Assistant