

**TOWN OF CLARKSON  
ZONING BOARD OF APPEALS  
June 18, 2014**

The Zoning Board of Appeals of the Town of Clarkson met on Wednesday, June 18, 2014 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 pm.

**PRESENT-Board Members**

Conrad Ziarniak – Chairperson  
Paul Dittman  
Joseph Perry  
Leslie Zink  
\*Michael Beadling

**Support Board Members**

JP Schepp, Town Engineer  
Kristen DiFilippo, Bldg. Dept. Coordinator

\*Excused

**CALL TO ORDER**

Conrad Ziarniak called the meeting to order at 7:00 pm and led those present in the Pledge of Allegiance. The agenda was reviewed by the Board Members.

**DOLLIVER SUBDIVISION**

Don Dolliver requested an area variance for a 25 foot front setback to construct a new home 50 feet from East Avenue instead of the required 75 feet as per Section §140-22 D(1)(c)[1] of the Town Code. The area of the new home was staked out by Don Dolliver and inspected by ZBA members. The elevation of the property drops off 17 feet from the front of the Lot to the back of the Lot. Mr. Dolliver stated lot topography dictates house design and necessitates the variance request.

JP Schepp stated, that in this case building closer to the road promotes better lot drainage and easier connections to utilities.

Conrad Ziarniak read the criteria for approving the Area Variance:

1. Is there an undesirable change to the neighborhood?
2. Is there a substantial deterrent to neighboring properties?
3. Is the Area Variance substantial? There is a 33% Variance; mitigating factors include the slope of the property and the fact that the side of the home is East Avenue which has no access to the road.
4. Are there physical effects on the environment?

Motion by Conrad Ziarniak

Seconded by Paul Dittman

To schedule a Public Hearing for the above-requested Area Variance on Wednesday, July 2, 2014.

Unanimously carried

**AT&T MOBILITY**

AT&T Mobility requesting a Special Use Permit pursuant to Section §140-16.1 of the Clarkson Town Code to install a four-foot microwave dish with two outdoor radio units and two runs of 3/8" cable at 125' centerline.

Conrad Ziarniak confirmed that Donna Love is an authorized agent of AT&T Mobility.

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Town Engineer, JP Schepp, reviewed structural analysis documents provided by American Tower Corp and determined that there are no engineering concerns regarding the requested additions to the existing telecommunications tower located at 1055 Drake Road.

Motion by Paul Dittman

Seconded by Leslie Zink

To schedule a Public Hearing for Wednesday, July 2, 2014 regarding the above-described telecommunications tower addition.

Unanimously carried

**OTHER**

Conrad Ziarniak will be absent on July 16, 2014. Paul Dittman will be Chairperson.

Leslie Zink requested a new Town of Clarkson Code Book.

**MINUTES**

Motion by Conrad Ziarniak

Seconded by Paul Dittman

To approve the June 4, 2014 minutes.

Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, July 2, 2014.

**ADJOURNMENT**

Motion by Conrad Ziarniak

Seconded by Leslie Zink

To adjourn the meeting at 8:28 p.m.

Unanimously carried

Respectfully submitted,

*Kristen DiFilippo*

Building Department Coordinator

Approved 7-2-2014