

**TOWN OF CLARKSON  
ZONING BOARD OF APPEALS  
March 16, 2016**

The Zoning Board of Appeals of the Town of Clarkson met on Wednesday, March 16, 2016 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT-Board Members**

Conrad Ziarniak – Chairperson  
\*Paul Dittman  
Leslie Zink  
Tom Guarino  
Joe Perry

**Support Staff**

Kristen DiFilippo – Building Coordinator

\*Excused

**CALL TO ORDER**

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

**PUBLIC HEARING**

**GardenWay Developers – 320 West Avenue**  
**Tax acct# 068.02-1-43.12**  
**Zoning: Commercial**

Regarding: A request for a permanent sign

**GardenWay Developers – 122 West Avenue**  
**Tax acct# 068.02-1-16**  
**Zoning: Commercial**

Regarding: A request for a permanent sign.

Chairperson, C. Ziarniak read aloud the Legal Notices for the above described applications.

Mike Grasta, Developer applicant **122 West Avenue** briefly outlined his proposal for the office building:

- To construct a sign similar to the Strong West sign on the neighboring parcel.
- Sign will be 11’ feet high by 42” wide.
- Sign will have (5) panels with the business name, address and number.

C. Ziarniak presented a representation of the proposed sign and the current Strong West sign, to show the comparison. C. Ziarniak briefly described the features and dimensions of the sign from the application:

- 12” inch concrete base.
- Below the 40 square feet the Town requires.
- Steel frame with plastic insert panels.
- Designed to be weather-proof and withstand the elements.
- Internal illumination from dusk to dawn.
- Removable (5) panels.

C. Ziarniak presented an instrument survey of the parcel marking the exact location of the sign. Mike Grasta stated his father, Carl Grasta staked the area for the proposed sign for the Zoning Board Members to visualize before approval of construction.

C. Ziarniak opened the hearing for comments from the public. There was no formal request to speak on the record.

**TOWN OF CLARKSON  
ZONING BOARD OF APPEALS  
March 16, 2016**

Motion by Conrad Ziarniak  
Seconded by Tom Guarino  
To close the Public Hearing  
Unanimously carried

C. Ziarniak stated pending the Zoning Boards review of the above application, their concern is to make sure of the safety entering and exiting the location and a possible sight obstruction of the proposed sign. M. Grasta stated much time and consideration has been made in making sure the setback is far enough NOT to create an obstruction. M. Grasta stated if it would be helpful, he would construct a mock sign for the neighboring parcel and for the Zoning Board Members to visualize to ensure safety before construction.

Motion by Conrad Ziarniak  
Seconded by Leslie Zink  
To determine that this Special Permit is a Type II SEQR action and therefore, not subject to further review.  
Unanimously carried

Motion by Conrad Ziarniak  
Seconded by Joe Perry  
To approve the Special Permit application for 122 West Avenue on the conditions:

- The sign must be maintained in like-new condition.
- A Mock-up of the sign be constructed in (7) days from the approval to allow the Town Building Inspector, Chad Fabry and neighbors at 96 West Avenue to evaluate for possible sight obstruction (tentative date of 03/22/2016 at 10 am).

Unanimously carried

Mike Grasta, Developer for **320 West Avenue** briefly outlined his proposal for the self-storage units:

- Sign will be 4' feet high x 10' feet wide.
- Sign will be mounted on the middle storage unit on the hip-end roof, not mounted to the side of the building.
- Attached with an A-frame bracket.
- Style represents the current Autumn Woods sign.
- (1) LED light mounted on the building illuminating the sign (dusk to dawn).
- Foam core material, weather resistant.

C. Ziarniak opened up comments to the public. There was no formal request to speak on the record.

Motion by Conrad Ziarniak  
Seconded by Leslie Zink  
To close the Public Hearing.  
Unanimously carried

Motion by Conrad Ziraniak  
Seconded by Leslie Zink  
To determine that this Special Permit is a Type II SEQR action and therefore, not subject to further review.  
Unanimously carried

**TOWN OF CLARKSON  
ZONING BOARD OF APPEALS  
March 16, 2016**

Motion by Joe Perry

Seconded by Tom Guarino

To approve the Special Permit application at 320 West Avenue on the condition it is maintained in like-new condition.

Unanimously carried

**OPEN FORUM**

**Stephen Hansen – 2203 Ireland Road**

**Tax acct# 041.02-1-30.1**

**Zoning: RS-20**

Regarding: Proposal to construct a pole barn on his vacant land.

S. Hansen stated he would like to construct a pole barn on his 10 acre parcel located adjacent to his 1 acre parcel on Ireland Road. The proposed pole barn would be located on his vacant land.

C. Ziarniak stated the Clarkson Town Code **§140-7 E: Use of structures of land.**

**E. Any required yard shall be entirely open and unoccupied by buildings other than:**

- (1) Entrance porch or steps not over seven feet deep in a front yard.**
- (2) Porches or terraces in side or rear yards, provided that they are not covered nor enclosed to the lot lines than required by the applicable setback restrictions.**
- (3) Detached accessory buildings occupying not over 25% of a required rear yard and setback as required by this chapter**

C. Ziarniak stated that the following steps need to be followed in going forward with an approval or denial:

- An application for an Area Variance to the Zoning Board of Appeals.
- Application Fee to be paid.
- Instrument survey of the parcel.
- Dimensions of the proposed Pole Barn with the exact location and distance from lot lines.

**REVIEW OF MEETING MINUTES**

Motion by Leslie Zink

Seconded by Tom Guarino

To approve the February 17, 2016 minutes.

Unanimously carried

Motion by Leslie Zink

Seconded by Tom Guarino

To approve the March 2, 2016 minutes.

Unanimously carried

**ADJOURNMENT**

Motion by Conrad Ziarniak

Seconded by Joe Perry

To adjourn the meeting at 8:20 pm.

Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, April 6, 2016 at 7:00 p.m.

Respectfully submitted  
Kristen DiFilippo  
Building Department Coordinator

Approved 04/06/2016