

**TOWN OF CLARKSON
ZONING BOARD OF APPEALS
July 6, 2016**

The Zoning Board of Appeals of the Town of Clarkson met on Wednesday, July 6, 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.

NEW BUSINESS

Laurence & Grace Lobel – 216 Lawrence Road

Tax acct# 030.02-2-13.131

Zoning: RS-20

Regarding: An Area Variance to construct a detached garage in front of the primary residence as per Town Clarkson Code **§140-7 E.**

L. Lobel presented a survey map and showed the Board Members the location of the proposed garage. He stated the placement of the proposed garage was strategic because of the water line and electric utility line between the house and the proposed garage. He stated there are trees surrounding the property and the proposed garage would fit into the natural landscaping of the parcel. C. Ziarniak asked why L. Lobel chose the location of the proposed garage. L. Lobel stated to the west of the garage the natural topography slopes down dramatically not allowing for construction. He stated building to the west of the residential home is not feasible because the huge slope of the land feeds right into the wetland.

L. Lobel stated he needs the added space of a garage because his elderly mother-in-law has recently moved into his residence and all the contents of her existing home will need to be stored.

C. Ziarniak read aloud the **N.Y.S. Town Law §267-b (3) (b)** in making the determination for an area variance:

- 1. What benefit will be derived by the applicant who is seeking this variance?** The garage will be used to store vehicles and belongings. This will also improve the aesthetics of the home.
- 2. What changes will be produced in the neighborhood by the granting of this application?** Increase surrounding property value.
- 3. What other method does he applicant have to achieve the benefit other than an area variance?** The variance is needed to allow access to the septic system and utilities (gas, water and electric). Other methods would limit access and reduce size.
- 4. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?** There will be no negative impact, the structure will fit into the existing landscape.
- 5. How was the alleged difficulty created?** The old garage was demolished and an addition to the house was constructed due to the need for additional living space.
(Answers supplied by applicant)

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L. Lobel stated he owns 231 Lawrence Road and the garage is also in front of the home. An area variance was obtained from the Town of Clarkson before he acquired ownership.

C. Ziarniak stated in the reviewing application process, it is important for the Board Members to understand the scope of the project and to make sure all the information is collected for a proper determination.

C. Ziarniak reviewed the architectural drawing of the proposed garage:

- 24 sq. ft. x 24 sq. ft.
- Roof pitch that matches the slope of the residential home.
- Service garage door will face the east side.
- Sides of the proposed garage have (2) windows each.
- Side entry door.

C. Ziarniak stated the Board Members will do a site visit of the proposed garage. He asked L. Lobel to have the proposed garage staked for the Board Members.

REVIEW OF MEETING MINUTES

Motion by Leslie Zink

Seconded by Joe Perry

To approve the June 21, 2016 minutes as amended.

Unanimously carried

AJOURNMENT

Motion by Conrad Ziarniak

Seconded by Tom Guarino

To adjourn the meeting at 8:10 pm.

Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, July 20, 2016 at 7:00 p.m.

Respectfully submitted

Kristen DiFilippo

Building Department Coordinator

Approved 07/20/2016