

**TOWN OF CLARKSON
ZONING BOARD OF APPEALS
July 20, 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.

PUBLIC HEARING

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.**

C. Ziarniak read aloud the legal notice.

L. Lobel briefly described the proposed garage application:

- Construction of the proposed detached garage to the west of his parcel.
- Garage will be constructed fifteen feet in front of the primary residence.
- Parcel is 3.8 acres.
- 24 sq. ft x 24 sq. ft garage.
- Garage oriented to allow for easier access.
- Asphalt shingle roof identical to the primary residence.
- Double wide service door facing the driveway.
- Vinyl siding to match the primary residence.
- Use of the garage will be to store residential property.

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 the slope of the parcel and the existing foot print of the home make it difficult to construct the garage anywhere else. Two photos were submitted to the Building Department showing visual proof of the elevations of the parcel.

C. Ziarniak opened up the hearing for comments from the public. There were no comments to speak on the record.

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

P. Dittman stated the visibility from the neighbors to see the proposed garage is not an issue. C. Ziarniak stated there are existing trees which act as a natural tree line along the road for a natural buffer. J. Perry asked if the garage will be used as a workshop. L. Lobel stated it will be used as a hobbyshop.

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

Motion by Joe Perry
Seconded by Tom Guarino
To Approve the Area Variance for 216 Lawrence Road on the following conditions:
1. That the structure NOT be used for any commercial, industrial or manufacturing use, ONLY residential use.
2. That the existing natural buffer in front of the garage be maintained.
Unanimously carried

REVIEW OF MEETING MINUTES

Motion by Leslie Zink
Seconded by Paul Dittman
To approve the July 6, 2016 minutes as amended.
Unanimously carried

AJOURNMENT

Motion by Leslie Zink
Seconded by Tom Guarino
To adjourn the meeting at 8:15 pm.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, August 3, 2016 at 7:00 p.m.

Respectfully submitted
Kristen DiFilippo
Building Department Coordinator

Approved 08/03/2016