

**TOWN OF CLARKSON
ZONING BOARD OF APPEALS
July 5, 2017**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, July 5, 2017 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

PRESENT-Board Members

Paul Dittman, Chairperson
*Harold Mundy
Lisa Rivera-French
Tom Guarino
Joe Perry

Support Staff

*Chad Fabry, Building Department
Susan Kelly, Building Department

*Excused

ALSO IN ATTENDANCE

Jamie Pentland, DDS Companies
Brenda Ross, 2879 Clarkson Parma Town Line Road

CALL TO ORDER

Paul Dittman, Chairperson, called the meeting to order at 7:00 p.m. and led all those present in the Pledge of Allegiance.

PUBLIC HEARING

Clarkson Commons-Phase II / DDS Companies / Basset Group

Property Address: 3638 Lake Road

Tax ID #054.14-1-08.2

Zoning: Highway Commercial and RS-10

Chairperson, P. Dittman, opened the Public Hearing by reading the legal notice aloud.

Jamie Pentland, DDS Companies, stated Basset Group is seeking an 18' area variance for a side setback for a proposed 16-car parking garage to be located 12' from the south, side property line instead of the required 30'. He distributed a revised drawing showing the 12' side setback.

Brenda Ross, who owns property at 3586 Lake Road which borders the proposed site of Clarkson Commons-Phase II, reviewed the drawing and had no issues.

Motion by Paul Dittman
Seconded by Joseph Perry
To close the Public Hearing.
Unanimously carried

Motion by Paul Dittman
Seconded by Tom Guarino
To approve the side setback variance of 18', per Clarkson Town Code § 140-36 C, allowing a 12' side setback for the 16-car parking garage instead of the required 30' side setback.
Unanimously carried

7/5/17

Motion by Paul Dittman
Seconded by Lisa Rivera-French
To determine this a Type II SEQR action with a Negative Declaration.
Unanimously carried

OLD BUSINESS

Donald Moyer
2977 Redman Road
Tax acct# 039.01-1-7.1
Zoning: RS-20

Regarding: Two area variances for accessory building

- 1) Side setback variance of four feet to build within six feet of side property line (Clarkson Town Code § 140-21 D(2)[2]). *D. Dimensional requirements in the RS-20 District shall be as follows: Single-family dwellings in nonintegral subdivisions with public sanitary sewers: (a) Minimum lot area: 15,000 square feet, except that the minimum lot area for corner lots shall be 16,500 square feet. (b) Minimum lot width: 100 feet. (c) Minimum setback for lots other than corner lots: [1] Front: 40 feet; 75 feet on a major road. [2] Side: 10 feet.*
- 2) Variance to build an accessory structure in front of dwelling (Clarkson Town Code § 140-7 E). *Any required yard shall be entirely open and unoccupied by buildings.*

There was a discussion regarding the terms for approval of D. Moyer's request for variances. D. Moyer will be held to strict adherence to the New York State Property Maintenance Code. Any violations will result in a ticket being issued without warnings. Decision on application will be postponed until D. Moyer can be in attendance.

MINUTES

Motion by Paul Dittman
Seconded by Joseph Perry
To approve the June 21, 2017 minutes.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, July 19, 2017 at 7:00 p.m.

ADJOURNMENT

Motion by Paul Dittman
Seconded by Tom Guarino
To adjourn the meeting at 7:40 p.m.
Unanimously carried

Respectfully submitted,

Susan Kelly
Building Department

Approved 7/19/2017