

**TOWN OF CLARKSON  
ZONING BOARD OF APPEALS  
March 7, 2018**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, March 7, 2018 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

**PRESENT-Board Members**

Paul Dittman, Chairperson  
Jim Gillette  
Harold Mundy  
Lisa Rivera-French  
Joe Perry

**Support Staff**

\*Chad Fabry, Building Department  
Susan Kelly, Building Department

\*Excused

**ALSO ATTENDING**

Jason Diabo, Applicant  
Steve Aprilano, Excavating Contractor for Applicant

**CALL TO ORDER**

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

**NEW BUSINESS**

**Property Owner: Jason Diabo/Diawood Properties, LLC**  
**Property Address: Roosevelt Highway**  
**Tax ID#: 030.01-2-1.121**  
**Zoning: RS-20**

Request for an area variance to construct an accessory structure (pole barn) on land with no primary structure.

*Clarkson Town Code § 140-3 Definitions.*

*The following words or phrases, as used in this chapter, are defined as follows*

**ACCESSORY STRUCTURE OR ACCESSORY USE**

*A structure or a portion of a main structure or a use located or carried out on the same premises and incidental and subordinate to the main structure or use which customarily accompanies or is associated with such main use and structure.*

J. Diabo gave an explanation of his proposed project. He would like to have a pole barn built on the northwest corner of property that he owns on Roosevelt Highway. The property is used for recreational purposes (hunting, snowmobiling, etc.). The pole barn would be used for storing recreational and gardening equipment (snowmobiles, mowers, tools, etc.). There is currently no primary structure on the property, but he would like to build a house there eventually. He would like to have the house located south of the creek that runs across the property, however, that would require having a bridge built.

P. Dittman explained to the applicant that Town Code prevents building an accessory structure on land with no primary structure. Town Code also prevents building structures in front of a house. There was discussion about possible locations of the house and pole barn. J. Perry stated that there may be flood plain issues due to the creek which could affect possible building locations.

The Board suggested to the applicant that he obtain a site plan which would show details for any future development and address any flood plain issues.

**3/7/18**

**OLD BUSINESS**

**Town of Clarkson Solar Energy Law**

P. Dittman informed the Board that the commercial solar law project is currently on hold until the Town Board determines who will be on the committee to work on this project.

**Future Meetings**

P. Dittman stated that at the next Zoning Board meeting, the Board will finish working on the Zoning Board Meeting Procedures documents. He also stated that, in the future, meetings will be cancelled if there are no agenda items.

**MINUTES**

Motion by Harold Mundy  
Seconded by Paul Dittman  
To approve the February 21, 2018 minutes.  
Vote carried 4-0, Joe Perry abstained

**ADJOURNMENT**

Motion by Paul Dittman  
Seconded by Joe Perry  
To adjourn the meeting at 8:30 pm.  
Unanimously carried

**NEXT MEETING**

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, March 21, 2018 at 7:00 p.m.

Respectfully submitted,

*Susan Kelly*  
Building Department

*Approved 3/21/2018*