

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

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, April 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
Richard Olson, Town Attorney

*Excused

CALL TO ORDER

Paul Dittman, Chairperson, called the meeting to order at 6:59 p.m. and led all those present in the Pledge of Allegiance.

P. Dittman read Legal Notice for Public Hearing –
Two variances listed: 12 unit max and 36’ max height

John Clarke, representing Basset Group, stated plans- garage, two buildings, cul-de-sac, discussed storm water. Dual zoned - Highway Commercial and RS-10 Residential
Plans and fees submitted
Called for questions

P. Dittman- asked for criteria for application

John Clarke - answered the following questions:

What benefit will be derived by the applicant who is seeking this variance?
High quality, high end, cost 2 build vs multiple building

What changes will be produced in the neighborhood by the granting of this application?
Same as current building and way behind 2 single dwelling

What other methods does the applicant have to achieve the benefit other than the area variance?
Different look if smaller building, more dense

Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?
No

Spoke about the efficiency of constructing larger 21-unit buildings to reduce exterior surface area and environmental impact.

Height Variance

What benefit will be derived by the applicant who is seeking this variance?
Height and massing important to building aesthetic. Economy of scale enables one large building to be constructed more cost effectively than two buildings totaling the same sq. ft. It will also eliminate two elevators. Facilitates better snow shedding.

4/5/17

What changes will be produced in the neighborhood by the granting of this application?

None

What other methods does the applicant have to achieve the benefit other than the area variance?

None

Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

No

J. Perry asked about the layout of the apartments.

2 Bedroom/2 Bath, Living, Dining, Kitchen

Opened to public-

Rich Fiordeliso, 621 Gilmore Rd - concerned with low-income housing, traffic at 104 and 260

Tom Trap, 36 Sugartree - Studies to back up need, traffic impact

Dick Olson-Monroe County (239 review) has not responded, needed a SEQR review, looking at a couple of weeks for a decision, we have 62 days. Cannot grant conditional approval. Uncoordinated type unlisted.

Motion by Paul Dittman

Seconded by Tom Guarino

To keep the Public Hearing opened until we meet again.

Unanimously carried

Minutes taken by Lisa Rivera-French, Zoning Board Member

Approved 7/19/2017