

**TOWN OF CLARKSON
ZONING BOARD OF APPEALS
October 4, 2017**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, October 4, 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 ATTENDING

Kathy Myers, 518 West Avenue
Joshua Cropp, Buffalo Solar Solutions Inc.

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.

NEW BUSINESS

Kathleen Myers

**518 West Avenue
Tax acct#: 068.02-1-30.112
Zoning: RS-20**

Request for area variance to place pole-mount solar panels in front or side yard.

Clarkson Town Code § 140-7 Use of structures and land

E.

Any required yard shall be entirely open and unoccupied by buildings other than:

(1)

Entrance porch or steps not over seven feet deep in a front yard.

(2)

Porches or terraces in side or rear yards, provided that they are not covered nor enclosed and are no closer to the lot lines than required by the applicable setback restrictions.

(3)

Detached accessory buildings occupying not over 25% of a required rear yard and setback as required by this chapter.

J. Cropp of Buffalo Solar Solutions distributed a rendering showing the proposed placement of the solar array and explained the proposal of K. Myers, 518 West Avenue. He stated that a roof mount system is not a viable option due to shading and irregular roof shape. A south-facing location without shading is the best option. The pole mount unit would be placed directly in front of a very small tree line so that it would match with the tree line. The pole mount unit would not be visible from West Avenue. It would be visible from the center area of the driveway of the neighbor to the east and it would be visible to the west when coming down the shared driveway. K. Myers stated that the Zaccour's (neighbors to the east) have said that they have no problem with the proposed location of the solar panel and can provide a letter stating the same if needed. J. Cropp stated that there would be no glare or light reflection issues. J. Cropp also stated the panel dimensions as 25' wide by 16'7" tall. The highest point, ground to

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top, would be 13'10" (in the summer). H. Mundy asked if an area in the back yard could be used as an alternate site. J. Cropp answered that he would have to look at the shading analysis but thinks that there is not enough sunlight in that area.

P. Dittman read the questions and answers on page 6 of the application. Question #5 was not answered, but J. Cropp stated that it was not feasible to place the solar panel anywhere else. He will revise the answers and bring them to the October 18th meeting.

P. Dittman stated that there are no issues with the technical aspects. J. Perry asked if it was a tracker system. J. Cropp answered no – degrees are set with the season. J. Perry asked if it was a grid system. J. Cropp answered yes.

Motion by Paul Dittman

Seconded by Lisa Rivera-French

To schedule a Public Hearing to be held at the next Zoning Board meeting on October 18, 2017 regarding an area variance pertaining to Clarkson Town Code § 140-7 E (1,2,3) such that the applicant wishes to install a pole mounted solar PV array in the front yard of 518 West Avenue. Unanimously carried

There was a general discussion among board members regarding solar power systems.

There was a general discussion among board members regarding the Fall 2017 Regional Local Government Workshop to be held Friday, November 17th at the Quality Inn, Batavia.

Tom Guarino will be absent for the October 18th Zoning Board meeting.

MINUTES

Motion by Paul Dittman

Seconded by Joe Perry

To approve the September 6, 2017 minutes.

Unanimously carried

Note: The September 20, 2017 Zoning Board meeting was cancelled.

NEXT MEETING

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, October 18, 2017 at 7:00 p.m.

ADJOURNMENT

Motion by Paul Dittman

Seconded by Joe Perry

To adjourn the meeting at 8:15 p.m.

Unanimously carried

Respectfully submitted,

Susan Kelly
Building Department

Approved 10/18/2017