

**TOWN OF CLARKSON
ZONING BOARD OF APPEALS
October 18, 2017**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, October 18, 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

Kim O'Connell, 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.

PUBLIC HEARING

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

Request for area variance to place a pole-mount photovoltaic array 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.

P. Dittman read aloud the Legal Notice for Public Hearing. J. Cropp of Buffalo Solar Solutions reviewed the proposed photovoltaic array project to be installed at 518 West Avenue. He explained that the back yard is not a feasible location due to limited sunlight. H. Mundy asked if it is a battery system. J. Cropp answered that it is a grid system. H. Mundy asked if there is a switch at the array. J. Cropp answered that power is fed to an inverter located in the basement. J. Perry explained that the Fire Department can pull the meter to turn off the system in the event of a fire.

P. Dittman opened the Public Hearing for comments. There were no comments.

10/18/17

Motion by Paul Dittman
Seconded by Lisa Rivera-French
To close the Public Hearing.
Unanimously carried

P. Dittman made a revision to the answer to question #5 on page 6 of the application per J. Cropp's instructions.

Motion by Paul Dittman
Seconded by Joe Perry
To determine this a Type II SEQR action and not subject to further environmental review.
Unanimously carried

Motion by Harold Mundy
Seconded by Joe Perry
To approve the area variance for the photovoltaic array at 518 West Avenue.
Unanimously carried

MINUTES

Motion by Paul Dittman
Seconded by Lisa Rivera-French
To approve the October 4, 2017 minutes.
Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, November 1, 2017 at 7:00 p.m.

ADJOURNMENT

Motion by Paul Dittman
Seconded by Harold Mundy
To adjourn the meeting at 7:45 p.m.
Unanimously carried

Respectfully submitted,

Susan Kelly
Building Department

Approved 11/1/2017