

**TOWN OF CLARKSON
ZONING BOARD OF APPEALS
September 5, 2018**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, September 5, 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

Heather Fulkerson, 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

Applicant: Heather Fulkerson, Clarkson Veterinary Hospital

Property Owner: William Buttery

Property Address: 8344 W. Ridge Rd.

Tax ID #: 054.14-1-8.11

Zoning: RS-10

Applicant is requesting a front setback area variance of 21' to build an 8' wide handicap access ramp on the front of the existing building to be 54' from the street line of W. Ridge Rd. Clarkson Town Code § 140-7D requires a minimum front setback of 75' from the street line on a major road.

H. Mundy asked if the handicap ramp would integrate with the architecture of the current building. H. Fulkerson answered yes. H. Mundy asked if there was room to meet ADA slope requirements. H. Fulkerson stated that the contractor has been in contact with Chad Fabry, Building Inspector. The ramp will loop around to provide the appropriate slope. P. Dittman asked for verification of dimensions. H. Fulkerson answered that the ramp is two 4' wide parallel sections.

The following five factors were addressed:

- There will be no undesirable change produced in the character of the neighborhood by the granting of the area variance.
- There are no alternative methods to achieve the benefit other than the area variance.
- The requested area variance is not substantial.
- The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.
- The difficulty was not self-created.

J. Perry asked if any lights were being added. H. Fulkerson answered no; the porch light and lights directed at the building are already there.

9/5/18

Motion by Paul Dittman

Seconded by Joe Perry

To schedule a public hearing at the next Zoning Board meeting to be held on September 19, 2018 at 7:00 pm.

Approved unanimously

Architectural Review Board will be contacted as this property falls within the Historical District. P. Dittman will check with C. Fabry to determine if Monroe County Planning and Development need to be contacted.

GENERAL BUSINESS

P. Dittman discussed the procedure for granting special permits as per Clarkson Town Code § 140-38F(1)(a-e). In the future, these items must be addressed and included in the meeting minutes.

MINUTES

Motion by Paul Dittman

Seconded by Jim Gillette

To approve the August 15, 2018 minutes.

Approved unanimously

ADJOURNMENT

Motion by Paul Dittman

Seconded by Joe Perry

To adjourn the meeting at 7:30 pm.

Approved unanimously

NEXT MEETING

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, September 19, 2018 at 7:00 p.m.

Respectfully submitted,

Susan Kelly
Building Department

Approved 9/19/2018