

**TOWN OF CLARKSON
ZONING BOARD OF APPEALS
May 3, 2017**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, May 3, 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 6:58 p.m. and led all those present in the Pledge of Allegiance.

P. Dittman - Public Hearing closed at the last meeting.

Concerning the Basset Project at 3638 Lake Rd in the Town of Clarkson aka Clarkson Commons, Phase II

R. Olson- Explained the SEQRA action – determined that it is an unlisted action, uncoordinated review. County DRC comments and SEQRA was reviewed by the Board.

P. Dittman - Reviewed Short Environmental Assessment Form Part 2 line by line.

Motion by Paul Dittman

Seconded by Joe Perry

Based upon this Board's thorough and careful review of the Project and Short Form Environmental Assessment Form, this Board hereby determines that granting the variances requested will not result in any significant environmental impacts and hereby issues a negative declaration pursuant to SEQRA.

Carried 4-0

Motion by Paul Dittman

Seconded by Harold Mundy

To grant the height variance request allowing a 40' tall structure, 4' higher than allowed by code § 140-23d.4, to maintain the characteristics of the existing building. Approximately a 10% variance in height and keeps the character of the existing building. In the public hearing, there was no opposition to the variances.

Carried 4-0

Motion by Paul Dittman

Seconded by Joe Perry

To grant the variance 140-23d.7 to allow two 21-unit buildings (when the largest unit of the code is 12) for the following reasons: Provides for the environmentally sound and energy efficient construction of two buildings and is adjacent to a similar structure zoned Highway Commercial. This will maintain the quality and the aesthetic values of the existing buildings 3638 Lake Rd North.

No public opposition at Public Hearing.

Carried 4-0

A Notice of Decision will be created.

5/3/17

ADJOURNMENT

Motion by Paul Dittman
Seconded by Lisa Rivera-French
To adjourn at 8:00 pm.
Carried 4-0

Minutes taken by Lisa Rivera-French, Zoning Board Member

Approved 7/19/2017