

**TOWN OF CLARKSON
ZONING BOARD OF APPEALS
April 4, 2018**

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

Katie and Mike Mundt, Applicants
Dave Strabel, Architect for the Mundts
Lynn Kosmider, 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.

PUBLIC HEARING

Property Owner: Katie and Mike Mundt
Property Address: 2790 Sweden Walker Road
Tax ID#: 041.01-1-35
Zoning: RS-20

Request for an area variance of 18'3" to build an addition on the rear of the existing house. The proposed rear setback would be 11'9" instead of the required 30' rear setback, per Clarkson Town Code § 140-21 D (2)(c)[3].

§140-21 Suburban Residential District -- RS-20.

D. Dimensional requirements in the RS-20 District shall be as follows:

(2) Single-family dwellings in nonintegral subdivisions with public sanitary sewers

(c) Minimum setback for lots other than corner lots:

[3] Rear: 30 feet to dwelling or attached garage; 10 feet to other structures.

P. Dittman opened the public hearing by reading aloud the legal notice. D. Strabel reviewed the Mundt's application. He stated that the 24' length of the addition may be reduced to 21' (including the roof overhang), thereby increasing the distance from the addition to the rear property line by 3'. The following issues were addressed:

- There is no other way to achieve the benefit other than the area variance, as an addition on the west side would destroy the character of the converted schoolhouse. The leach field is on the north side and the garage is on the south side, leaving only the east side for the addition.
- There will be no undesirable change in the neighborhood character or to nearby properties as the addition will be on the rear of the existing house.
- There will be no adverse physical or environmental impact due to this structure.
- The alleged difficulty is due to the fact that the dimensions of the current structure to the property lines was a pre-existing condition.

P. Dittman asked for comments from the Board. There were none. There were no comments from the public.

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Motion by P. Dittman
Seconded by J. Perry
To close the public hearing
Unanimously carried

Motion by P. Dittman
Seconded by L. Rivera-French
To determine this a Type II SEQR action and not subject to further environmental review.
Unanimously carried

Motion by J. Perry
Seconded by P. Dittman
To approve the area variance to build an addition on the rear of the existing house to extend 21' (including roof overhang). New addition to closely match the existing structure.
Unanimously carried

NEW BUSINESS

Property Owner: Buttery Real Estate Holdings
Applicant: Lynn Kosmider, Fastsigns of Rochester
Property Address: 8344 W. Ridge Road
Tax ID #: 054.14-1-8.11
Zoning: RS-10

Request for a special permit for a permanent sign pursuant to Clarkson Town Code § 140-13 A.

§ 140-13 Signs.

A. No advertising sign or billboard of any description shall be erected at any place in the Town of Clarkson without a special permit by the Zoning Board of Appeals ...

L. Kosmider explained that Clarkson Veterinary Hospital is requesting a special permit to erect a new post and panel sign. Two posts would be black powder-coated aluminum. The posts would be installed with concrete footings. The top of the sign would be 80" high. The sign panels would be 72" wide by 42" high. The sign would be placed in the same spot as the current sign, but would be facing east-west (perpendicular to Ridge Road), per the photos provided by the applicant. J. Perry noted that placement is far enough back from Ridge Road that it would not cause sight obstruction issues. J. Perry asked if the sign would be illuminated. L. Kosmider answered no. P. Dittman noted that the square footage of the sign is less than the 40 sq. ft. allowed by Clarkson Town Code § 140-13 A. The Town of Clarkson Architectural Review Board reviewed the application via email and had no issues.

Motion by P. Dittman
Seconded by J. Perry
To schedule a public hearing to be held at the next Zoning Board meeting on April 18, 2018.
Unanimously carried

GENERAL DISCUSSION

P. Dittman informed the Board that the Town of Clarkson Commercial Solar Energy Law committee will meet on Wednesdays at 6:00 pm (before Zoning Board meetings). P. Dittman will be the chairperson of the committee. Other members would include: C. Ziarniak, L. Zink, H. Mundy, Town Board member, Larsen Engineering rep, Shawn Lessord, two Town residents. They will create a proposal and submit it to the Town Board.

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MINUTES

Motion by H. Mundy

Seconded by J. Gillette

To approve the March 21, 2018 minutes.

Unanimously carried

ADJOURNMENT

Motion by P. Dittman

Seconded by J. Perry

To adjourn the meeting at 8:00 pm.

Unanimously carried

NEXT MEETING

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, April 18, 2018 at 7:00 p.m.

Respectfully submitted,

Susan Kelly
Building Department

Approved 4/18/2018