

**TOWN OF CLARKSON  
ZONING BOARD OF APPEALS  
September 19, 2018**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, September 19, 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.

**PUBLIC HEARING**

**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.

P. Dittman read aloud the Legal Notice for Public Hearing. H. Fulkerson gave an overview of the application. Placement and dimensions of the handicap access ramp were discussed referencing the drawing provided by the contractor (Dave Wallace).

The ramp will be concrete. The railing will match the existing railing on the front porch entrance. H. Fulkerson said D. Wallace has been in contact with C. Fabry regarding proper construction of the ramp. The Architectural Review Board has reviewed the application and has no concerns.

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.

P. Dittman opened the public hearing for comments. There were no members of the public in attendance.

**9/19/18**

Motion by P. Dittman  
Seconded by J. Perry  
To close the Public Hearing.  
Approved unanimously

Motion by P. Dittman  
Seconded by H. Mundy  
To determine this a Type II SEQR action and not subject to further environmental review.  
Approved unanimously

Motion by J. Perry  
Seconded by L. Rivera-French  
To approve the area variance request of 21' to build an 8' wide handicap access ramp at 8344 W. Ridge Rd. as described in the provided dimensional drawings/diagrams that were submitted with the application, with no further conditions.  
Approved unanimously

**MINUTES**

Motion by P. Dittman  
Seconded by L. Rivera-French  
To approve the September 5, 2018 minutes.  
Approved unanimously

**ADJOURNMENT**

Motion by P. Dittman  
Seconded by J. Perry  
To adjourn the meeting at 7:35 pm.  
Approved unanimously

**NEXT MEETING**

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, October 3, 2018 at 7:00 p.m.

Respectfully submitted,

*Susan Kelly*  
Building Department

*Approved 10/3/2018*