

TOWN OF CLARKSON ZONING BOARD OF APPEALS
May 15, 2019

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, May 15, 2019 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
Joseph Perry

Support Staff

Richard Olson, Town Attorney * Excused *
Kevin Moore, Code Enforcement *
Anna Beardslee, Building Department Clerk

Attendees:

Nancy Peters and Steve Necaster, Applicant

CALL TO ORDER:

P. Dittman, opened the meeting at 7:00 PM with Pledge of Allegiance.

PUBLIC HEARING:

Applicant: Nancy Peters
Property Owner: Nancy Peters
Property Address: 9 Tearose Meadow Lane
Tax ID #: 054.01-1-47
Zoning: RS10

Applicant requesting an area variance, to place 10x12 shed within 10 feet of property line not in accordance with town code § 140-22D 1c3.

§ 140-22D 1c3

D. In the absence of a public sanitary sewer system, development regulations shall be identical to those for RS-20 Districts. For houses on integral subdivision roads, if a public sanitary sewer system is provided, development regulations are as follows:

(1)

Single-family dwellings on integral subdivision roads:

(c)

Minimum setback:

[3]

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

P. Dittman opened the Public Hearing by reading the Legal Notice aloud. Steve Necaster spoke for applicant, Nancy Peters. He stated the application for the shed and what they are asking for. He stated that they moved the area of the shed up from where he wanted it to be originally, now asking for a 3.5 foot rear set back variance for shed. They are asking for the shed as they are combining two households and need more storage. P. Dittman asked if it will be a custom build shed. S. Necaster answered that it is prefabricated with flooring. It will have vinyl siding set on plywood and 2x4's with an asphalt roofing. No electrical will be ran in the shed. The following issues were addressed:

- There is not another place in the yard to be able to place the shed as there are other structures on the yard. P. Dittman stated that on inspection of the site, he did notice an upward slope in the yard towards the house.

- There will be no undesirable change in the neighborhood as having the storage shed will allow applicants to store their belongings out of site.
- There will be no impact on the environment due to this structure.
- P. Dittman explained that the shed is a self-created difficulty as it could be moved up closer to the house. P. Dittman asked if they could increase the area variance to 5 feet, from the 3.5 feet they are asking. S. Necaster explained that increasing the area variance any more would put the shed right in the middle of the yard, and that might be more slightly for the neighborhood aesthetics wise. He also mentioned that if you look in the backyard of the neighborhood, most houses have a shed that is in the very back of their yard as well. L. Rivera French asked if the shed were moved up would it have to be leveled off more. S. Necaster stated that it would.

L. Rivera-French stated the only attendees were the applicants and town board members for the Public Hearing.

P. Dittman made a motion to close the Public Hearing.

J. Perry seconded.

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.

J. Perry made a motion to approve the area variance for Nancy Peters for 3.5 rear setback for shed pursuant to application. The side setbacks do not need a side variance. No electric services to be in utilized in shed. No contingencies.

H. Mundy seconded.

Unanimously carried.

Notice of Decision will be sent out, once signed by Chair of Zoning Board.

REVIEW OF MEETING MINUTES:

P. Dittman made a motion to approve the Meeting notes from May 1, 2019.

J. Gillette seconded

Unanimously approved.

ADJOURNMENT:

Motion by L. Rivera-French

Seconded by J. Perry

To adjourn the meeting at 7:50 PM.

Unanimously carried.

NEXT MEETING

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, June 5, 2019 at 7:00 PM.

Respectfully submitted,

Anna Beardslee, Building Department Clerk