

**TOWN OF CLARKSON ZONING BOARD OF APPEALS**  
**Wednesday, August 7, 2019**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, August 7, 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

**CALL TO ORDER:**

P. Dittman, opened the meeting at 7:01 PM with Pledge of Allegiance and read aloud the agenda.

**NEW BUSINESS**

**Applicant: Daniel John Hickey**  
**Property Owner: Daniel John Hickey**  
**Property Address: 104 Sherwood Drive**  
**Tax ID #: 054.18-2-43**  
**Zoning: RS-10**

Applicant requesting an area variance, to place 10x16 shed within 10 feet of property line not in accordance with town code § 140-22D 1c3.

P. Dittman had applicant, Daniel Hickey stand and explain what he would like to do.

D. Hickey, explained he would like to place a shed so it is partially on his driveway next to his house. As he would like to put his snow blower in the shed for easy access in the winter to plow his driveway. He states that the 2 car garage already is filled and he is unable to put it in there.

P. Dittman began asking Daniel some questions in regards to the application. He asked what the benefit would be of placing the shed in the location that he would like.

D. Hickey explained that the shed would allow him to store the snow blower for the winter, for easy access to be able to plow the driveway.

P. Dittman asked if there would be undesirable changes to the neighborhood.

D. Hickey stated there would not be.

P. Dittman asked if there were other methods he could use instead of the shed.

D. Hickey stated that, if he does not get the area variance, he will not get the shed at all.

L. Rivera-French asked what the height of the shed would be. D. Hickey stated it would be 13 feet tall. L. Rivera French asked what the height of the fence was on his property. D. Hickey stated it was 8 feet tall.

P. Dittman asked if the area variance was substantial.  
D. Hickey stated no.

P. Dittman asked if the proposed area variance for the shed would have an adverse effect on the physical or environmental conditions in the neighborhood.  
D. Hickey stated no.

P. Dittman asked if the area variance was self-created.  
D. Hickey stated no.

J. Perry asked if there would be electric running in the shed.  
D. Hickey stated there would not be. He said he would probably place one of those push button battery lights in there, to be able to see inside if dark.

J. Perry asked about the foundation of the shed.  
D. Hickey stated that it would be a crushed stone base on floor and then wood.

P. Dittman asked if it was being built or if it was a pre-built shed.  
D. Hickey stated it is going to be pre-built.

J. Perry asked about the easement. P. Dittman stated we would have to speak with the town attorney in regards to the easement.

D. Hickey states his parents had to sign a paper saying that he would have to remove pool if town needed to do work on the easement. He stated, he has no problem to sign a paper that agrees that he move the shed, in the chance the town needs to do work as well.

P. Dittman stated that the shed could be moved since it will be placed on top of the driveway. But to make sure that it has the conditional statement in the Notice of Decision, if all goes well with granting the area variance. P. Dittman stated that he would talk with Kevin, the building inspector, and town attorney, and possibly the highway supervisor to find out more information on the easement.

P. Dittman told D. Hickey that they will need a diagram to show more specifically the garage and the placement of the shed.

D. Hickey asked about the placement next to the garage, to see if that would also be an issue. P. Dittman stated he would speak with Kevin, the building inspector in regards to that.

J. Gillette asked D. Hickey if he would be able to place stakes in the ground, where the shed would be placed, and if it was alright for the members of the Zoning Board, to come out and look at it.

D. Hickey stated that he would be able to do that, and it would be alright if the Zoning Board Members came to look at the stakes on his property.

H. Mundy asked if a firetruck would be able to get in the driveway in between where the shed and the fence would be placed. D. Hickey stated that he was unsure, he said it would be very tight.

P. Dittman stated that we need to find out about the clearance for shed and garage. But stated again, that a larger map needs to be drawn.

L. Rivera-French asked when the stakes would be put in the ground for them to go out and look at.

D. Hickey stated that they would be up on Monday, 8/12 or Tuesday, 8/13.

P. Dittman motioned to place on agenda for a Public Hearing on 8/21/2019 at 7:00 PM.

L. Rivera seconded.

Unanimously carried.

#### **REVIEW OF MEETING MINUTES:**

J. Gillette made a motion to approve the Amended Meeting notes from June 19, 2019.

H. Mundy seconded.

Unanimously carried.

#### **ADJOURNMENT:**

Motion by P. Dittman

Seconded by J. Perry

To adjourn the meeting at 8:05 PM.

Unanimously carried.

#### **NEXT MEETING**

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, August, 21, 2019 at 7:00 PM.

Respectfully submitted,

*Anna Beardslee, Building Department Clerk*