

**TOWN OF CLARKSON ZONING BOARD OF APPEALS**  
**Wednesday, August 21, 2019**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, August 21, 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 7:00 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 read aloud the Legal Notice for Daniel Hickey and opened the Public Hearing.  
P. Dittman read aloud the 5 factors that the Zoning Board reviews to determine approval so that both the applicant and Public understand.

P. Dittman asked for the applicant to briefly summarize what he is asking for.  
D. Hickey stood and explained where he wanted to place his shed and why he would like to do so. D. Hickey brought a picture of where he placed the stakes in his yard, to show where he would like the shed to go.

P. Dittman stated he was concerned in regards to how close the shed would be to the house.

K. Moore stated that the building and fire codes state that the shed needs to be 10 feet from the house.

P. Dittman stated that before they can go any further that the discussion needs to be focused on where the shed will be placed exactly.

John Bexler was present for the Public Hearing and stood up and stated that he lives at 52 Crescent Drive, which is right next door to D. Hickey's house. He stated that he spoke with D. Hickey and he likes the idea of where he wants the shed to go originally. He explained that if shed is moved 10 feet away from the house it will be closer to his property where it would be more unsightly.

P. Dittman asked if the shed could be pushed back further in his yard.

D. Hickey stated that he could go back about 5 feet.

J. Bexler stated that he is concerned about the zoning board asking D. Hickey to push the distance back from the house, it will make it parallel to the fence, and he will be seeing a huge portion of the shed from his property.

P. Dittman explained that the problem is that it is a fire issue being too close to the house.

H. Mundy proposed to turn the shed parallel to lot line and 10 feet from the house. He said that would alleviate the property line issue being closer to the neighbor's property.

Discussion with board members and D. Hickey looking at picture of and map of his house to determine how to place the shed to see if H. Mundy's proposal would work.

K. Moore stated that a new drawing needs to be done and new actual measurements need to be made.

P. Dittman stated that we cannot move forward with the public hearing without accurate measurements drawn up and asked to have the area restaked for the placement of how the shed proposal will be.

P. Dittman asked for D. Hickey to summarize what a prebuilt shed meant. D. Hickey stated that it is a shed that is built elsewhere and brought and placed in the location of where you want the shed to be on the property.

P. Dittman stated he would speak to the Town Attorney in regards the paper needed for placing the shed on the easement, to see if a condition can be put in the paperwork to reflect that if work needs to be done by the town the shed would need to be moved.

J. Perry stated that D. Hickey could think about the possibility of a smaller shed size and that a smaller shed, may alleviate some of the variance issues as well.

P. Dittman made a motion to keep the Public hearing open for next meeting, September 4, 2019 at 7:00 PM.

L. Rivera-French seconded.

Unanimously carried.

**REVIEW OF MEETING MINUTES:**

H. Mundy made a motion to approve minutes as written from August 7, 2019.

J. Perry seconded.

Unanimously carried.

**ADJOURNMENT:**

Motion by P. Dittman

Seconded by J. Perry

To adjourn the meeting at 7:55 PM.

Unanimously carried.

**NEXT MEETING**

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, September 4, 2019 at 7:00 PM.

Respectfully submitted,

*Anna Beardslee, Building Department Clerk*

*Approved on 9/4/19.*