

TOWN OF CLARKSON ZONING BOARD OF APPEALS
Wednesday, February 19, 2020

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, February 19, 2020 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 p.m.

Board Members

Conrad Ziarniak, Chairperson
Jim Gillette
Joseph Perry
Lisa Rivera-French
Joanne Scheid

Support Staff

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

CALL TO ORDER:

Conrad Ziarniak called the meeting to order at 7:00 p.m. and led all those present in the Pledge of Allegiance with a moment of silence honoring Veterans, military service members and first responders.

Conrad began the meeting by reading the agenda aloud.

NEW BUSINESS:

Applicant: Paul Egan

Property Owner: Paul Egan

Property Address: 7893 Ridge Road

Zoning District: RS-10

Tax ID: 054.04-1-33

Acres: 41.10 acres

Applicant requesting a 35 foot area variance for the front setback, to build an addition to the existing residence not in accordance with town code §140-7D Use of structures and land

D. On any lot fronting on a major road, the minimum building setback shall be 75 feet from the street line of the major road.

Paul Egan, the applicant here to explain his application. He is requesting to build an addition to the residence which is utilized as an apartment building he rents out. He would like to move back into the house himself, to be a live-in landlord. Conrad read aloud the questions and responses from the application he submitted. A discussion was had by Conrad and Kevin in regards to the Zoning of the property. There is currently a discrepancy on the zoning, as the county has it listed as an RS-20. However, on August 12, 1980, the Town Board re-zoned a specific area of the house and some property surrounding the house as an RS-10. The dimensions are specifically laid out in the minutes. In order to grant this application it would need to fall under the guidelines of the motion made in 1980 for the RS-10.

To ensure they are within the guidelines, the board members stated that Paul would need to have the survey maps rescaled to show a better idea of where the dimensions of the 1980 rezoning are. C. Ziarniak asked Paul about question five on his application which asks if the proposed variance would have an adverse effect on the neighborhood. In the application Paul responded with it would not create a negative impact as the owners would now be living in the residence with pride. C. Ziarniak

asked for him to elaborate on pride. Paul said that by living in the residence that he will be working on it to make it feel more like a home and a nice to place to live and that gives him a sense of pride.

C. Ziarniak made a motion to put this item on for a Public Hearing for the next meeting on March 4, 2020, under the condition that the updated survey map would need to be in before the deadline for the Legal Notice for the Newspaper, which is Thursday, February 20, 2020 at noon. If unable to get the maps, we will reschedule the Public Hearing for the next meeting date.

Seconded by J. Perry

Unanimously carried.

NEW BUSINESS:

Applicant: Jacob Straub

Property Owner: Jacob Straub

Property Address: 4033 Lake Road North

Zoning District: RS-10

Tax ID: 069.05-1-12

Acres: 120' x 289.22'

Applicant requesting a 10 foot area variance on the front setback, to extend the garage, not in accordance with town code § 140-22D 1c1.

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:

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:

(a) Minimum lot area: 11,000 square feet, except that corner lots shall have a minimum of 12,500 square feet.

(b) Minimum lot width: 90 feet.

(c) Minimum setback:

[1] Front: 40 feet; 75 feet on a major road.

Applicant did not show for the meeting. The applicant did give a brief overview at the last meeting for an open forum. The board members reviewed the application and documents provided.

Jim made a motion to schedule a Public Hearing for Wednesday, March 4, 2020 at 7:00 PM.

Lisa seconded.

Unanimously carried.

MINUTES:

Lisa made a motion to approve the minutes.

Jim seconded.

Unanimously carried.

ADJOURNMENT:

Conrad made a motion to adjourn the meeting at 8:00 PM

Lisa seconded.

Unanimously carried.

NEXT MEETING:

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, March 4, 2020 at 7:00 PM.

Respectfully submitted,

Anna Beardslee, Building Department Clerk

Approved on March 4, 2020