

**TOWN OF CLARKSON ZONING BOARD OF APPEALS**  
**Wednesday, March 4, 2020**

The Zoning Board of Appeals of the Town of Clarkson held their regularly scheduled meeting on Wednesday, March 4, 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 C. Ziarniak began the meeting by reading the agenda aloud.

**PUBLIC HEARING:**

**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.

C. Ziarniak read aloud the Legal Notice for the Public Hearing. Jacob Straub stood and began to explain his application. There is an error in the Legal Notice and on the application in regards to the request of the variance needed. A 27 foot variance would be needed to be able to extend his garage forward. He explained that various options were looked at to extend the garage towards the back of his house. But trees would need to be removed.

C. Ziarniak asked to be clear, that the garage would match the rest of the house and what would the reason be for the extension of the garage. Jacob answered that the garage would match the rest of the house. And that he asking to extend the garage so he can use it for a woodshop. It would have a concrete floor.

C. Ziarniak read aloud a statement that was submitted from a phone call that was received by the Building Department Clerk from Ian Henderson. In his phone call he stated he was in Florida and was unable to be at the Public Hearing but wanted it to be stated that he approved of the extension.

Another neighbor, Doug Drexel submitted a letter also stating that he supported the application.

C. Ziarniak made a motion to close the public hearing.

J. Perry seconded.  
Unanimously carried.

J. Perry stated that he appreciated that Jacob had spoken with neighbors to see how they felt about him extending the garage. C. Ziarniak stated that woodworking can be loud and asked what they would do in regards to the noise. Jacob stated that he would be using the woodshop year round and that he was having it insulated, so that should help with some of the noise. C. Ziarniak asked if Jacob had an issue if a condition was placed for hours of woodworking for noise purposes so there would not be issues with the neighbors. Jacob did not have an issue with that.

C. Ziarniak made a motion for an unlisted action.  
J. Gillette seconded.  
Unanimously carried.

J. Perry made a motion to approve the application for Jacob Straub's request for relief of Town Code 140-22d for a 27-foot variance for an addition to his garage for the purpose of a woodshop. He will abide by the Town Ordinance for noise to do his woodworking.  
J. Gillette seconded.  
Unanimously carried.

**NEW BUSINESS:**

**Applicant:** Benjamin and Marcia Adams  
**Property Owner:** Benjamin and Marcia Adams  
**Property Address:** 461 Lawrence Road  
**Zoning District:** RS-20  
**Tax ID:** 030.040-01-028.2  
**Acres:** 39.558

Applicants are requesting an area variance on their property for Creekwood Archery. They received a special permit in September 1994 allowing them to operate the Archery Club on 39.5 acres. They are now requesting that the Archery Club only be operated on 3.076 acres and are asking for an area variance not in accordance to Town Code § 140-3D Public Buildings and Grounds which reads as follows:

D. Golf courses and country clubs when occupying not less than 50 acres, not including, however, clubs whose activities include the maintenance, storage, takeoff or landing of aircrafts.

Kris Shultz here to represent Benjamin and Marcia Adams who own Creekwood Archery and are requesting an area variance. Kris explained the history of how the Creekwood Archery came about. It was a very long process that took about a year and a half to go through the Town of Clarkson to get their approvals. They were granted an area variance in 1994 to operate the Archery Club on 39.5 acres. However, Kris stated that Ben is getting older now and would like to retire. He would like to sell his archery club, but also keep his property that he owns for his house. Ben and Kris worked together to see what area of the property that Ben actually utilizes for the Archery club. And they came up with 3.076 acres could be utilized for the archery club.

C. Ziarniak asked about members for the Creekwood Archery club. Ben said that they have had 11,000 people in his database in the last 26 years he owned the club.

C. Ziarniak referred to minutes from June 1994 where Town Attorney Dick Olson asked Ben if he would not subdivide if he received a variance and he agreed. Kris made a statement that no one considers getting old till they get there.

C. Ziarniak asked that if the Creekwood Archery Club was sold, how will we know that the next owner will comply as it originally was.

K. Moore stated that it would be conditioned and new owners need to go before the Planning Board to get a special permit. J. Perry asked if it was public knowledge that Ben would be selling his business. He said he did not know.

C. Ziarniak asked what kind of conditions could be applied to a new owner to keep the business as Ben ran it.

Kris stated that hours of operation, days of the week, staffing and how many members are allowed. Kris said he will add and work on some conditions to bring to the Zoning Board.

C. Ziarniak made a motion to place this item on the agenda for Public Hearing on Wednesday, March 18, 2020 at 7:00 PM.

J. Gillette seconded.

Unanimously carried.

**RESCHEDULING:**

Paul Egan was a conditioned Public Hearing for March 4<sup>th</sup>. He was unable to get some maps in that were needed for the Public Hearing. So the members rescheduled the Public Hearing for Wednesday, March 18, 2020.

**MINUTES:**

C. Ziarniak made a motion to approve the minutes as amended.

J. Gillette seconded.

Unanimously carried.

**ADJOURNMENT:**

Conrad made a motion to adjourn the meeting at 8:27 PM

J. Scheid seconded.

Unanimously carried.

**NEXT MEETING:**

The next regularly scheduled meeting of the Zoning Board of Appeals will be Wednesday, March 18, 2020 at 7:00 PM.

\*Joanne Scheid will not be at the Zoning Board Meeting on July 15, 2020.

Respectfully submitted,

*Anna Beardslee, Building Department Clerk*

*Minutes approved on June 3, 2020*