

TOWN OF CLARKSON ZONING BOARD OF APPEALS
Held Via Zoom
Wednesday, June 3, 2020

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 Zoom meeting to order at 7:00 p.m. and led all those present in the Pledge of Allegiance and read aloud the agenda for the night.

NEW BUSINESS:

Applicant: Anginell Andrews

Property Owner: Anginell Andrews

Property Address: 232 Gina Way

Zoning District: RS-20

Tax ID: 054.07-1-28

Acres: 148.08x115

Applicant requesting a 23 foot area variance to be able to build a deck on the rear side of her house which is on a corner lot, not in accordance with town code §140-22D 1c4.

Minimum setback:

[4] Corner lots: Both sides abutting a street, road or highway shall be considered front yards and shall be subject to the front setback requirement. Both sides not abutting a street, road or highway shall be considered to be rear yards and shall be subject to the rear setback requirement.

C. Ziarniak read through the application for Anginell Adams, going through each of the questions for a variance. He read a letter sent to the Town from a neighbor, Reverend William and Linda Kay, who live at 234 Gina Way, stating they had no issues with A. Andrews building a deck.

C. Ziarniak asked K. Moore if there was any building permit issues with this.

K. Moore stated he had no issues, He spoke with Eagle Builders, and everything looks good.

C. Ziarniak asked if anyone else had any questions or concerns.

J. Perry asked about item 6 on the application, as it had been left blank.

C. Ziarniak went over item 6 on the application with A. Andrews, which asked if, “the variance was a self-created difficulty?”

A. Andrews stated that she had not understood the question when she was filling out the application. After C. Ziarniak reviewed and explained the question. A. Andrews stated that the variance was self-created as she is limited by the setbacks to have a decent sized area in her yard.

Since the application had not been filled out. C. Ziarniak stated that the minutes reflecting her answer should cover that, so she did not have to redo the application.

J. Gillette asked if it would be okay if the members of the Zoning Board would be allowed to drive by her property to see the area in which she would be adding the deck.

A. Andrews stated, that was fine. She did mention that she has blue flags out on her property where her dog fence is, so that building the deck would not interfere with her dog fence. So she didn’t want board members to get the blue flags confused with where the deck would actually be built.

C. Ziarniak made a motion to schedule A. Andrews for a Public Hearing on June 17th.

J. Perry seconded.

Unanimously carried.

OLD BUSINESS:

Applicant: Cynthia Drexel

Property Owner: Cynthia Drexel

Property Address: 4017 Lake Road

Zoning District: RS-10

Tax ID: 069.05-1-14

Acres: .50

Applicant requesting a special permit for a Customary Home Occupation. Applicant has owned a business since 1988 named Shampooole, it currently resides in Brockport. She would like to move her business to her home. She has a business plan in how she will be able to go about that, as well as documents to show the area in which she would like to utilize to do business out of her home.

C. Ziarniak read through the application for Cynthia Drexel requesting a special use permit for a Customary Home Occupation to groom dogs in her basement. He read through the documents provided, including her business plan, which explained she has owned her business since 1988. C. Ziarniak asked C. Drexel to explain her request.

C. Drexel explained that she would like to use a 12x18 area of her basement for her business. Her basement is a walk out basement, so it does have both egress windows and doors. Currently, she will be doing a curbside pickup and drop off of the dogs, and she would like to continue that moving forward. So she would have the clients pull into her driveway and she would walk out to get the dogs and bring them into her basement.

C. Ziarniak asked about the neighbor on the north side of her property and how close they were to her residence.

C. Drexel stated, it is at least 120 feet from her.

C. Ziarniak asked C. Drexel about how many dogs she would groom daily.

C. Drexel stated that she would do anywhere between 0 and 5 dogs a day. In a week, she would probably be grooming under 15-20 dogs.

J. Scheid asked how long it takes to groom a dog.

C. Drexel answered, about 2 hours for a smaller dog, and larger dogs could take 4-5 hours.

C. Ziarniak asked about the hours she would be doing business.

C. Drexel, said 9-5 during the week and Saturdays 9-1, if she does a Saturday. She stated she usually only does one Saturday a month. No Sunday's.

C. Ziarniak asked if there was anything that C. Drexel used or needed for discarding the fur.

C. Drexel stated she uses high end equipment. She has a clipper vac, so that as she cuts the hair, it goes right into the vacuum system and from there right into the dumpster. She stated she also has a special drain that she puts on the tub that catches all of the fur just to save my septic too.

C. Ziarniak asked K. Moore if there was anything else that she would need from the Building Department side.

K. Moore stated that she has the egress windows and doors for the basement. And the other thing was that if she was on septic, what she would be using to make sure it doesn't plug, but it sounded like she has all of the equipment.

C. Drexel also mentioned that she has what is called a hydrosurge, so when she washes the dog, all of the hair collects on a screen.

C. Ziarniak asked if there were any other questions from board members.

J. Perry made a comment that there is a house on the south side of C. Drexel's property as well. He asked how close that was to hers.

C. Drexel stated that their house is closer, but there is a driveway and garage.

J. Perry said that one has a good buffer, but did want it to be noted that there are houses on both sides.

J. Perry asked about signage.

C. Drexel asked if she could use a big sandwich board she had.

C. Ziarniak stated that the code allows for 1x2 foot sign.

C. Ziarniak made a motion to schedule a Public Hearing for Cynthia Drexel for June 17th.

J. Scheid seconded.

Unanimously carried.

MINUTES:

J. Scheid made a motion to approve minutes from May 20th

J. Perry seconded.
Unanimously carried.

J. Gillette made a motion to approve the amended minutes for May 6th
J. Perry seconded.
Unanimously carried.

J. Scheid made a motion to approve the minutes from March 4th
J. Gillette seconded.
Unanimously carried.

Joanne wanted to let board members know that she had mentioned a few months back that she would not be at the July 15th meeting, but due to Covid 19, she will not be going on her trip and she will be attending the July 15th Zoning Board Meeting.

ADJOURNMENT:

Conrad made a motion to adjourn the meeting at 7:58 PM.
Jim seconded.
Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, June 17, 2020 at 7:00 PM, and we would let them know the location of where the meeting will be held, or if it will be held on Zoom or both.

Respectfully submitted,
Anna Beardslee, Building Department Clerk

Minutes approved on June 17, 2020