

TOWN OF CLARKSON ZONING BOARD OF APPEALS
Held at the Clarkson Court House and via Zoom Meeting
Wednesday, June 17, 2020 at 7:00 PM

Board Members

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

Support Staff

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

Excused *

CALL TO ORDER:

Conrad Ziarniak called the meeting to order at 7:00 p.m. It was held at the Clarkson Court house and is the first time since March 4 that the board members have done a meeting in person. A Zoom Meeting has also been offered to those who were unable to attend or did not feel comfortable. C. Ziarniak led all those present in the Pledge of Allegiance and read aloud the agenda for the night.

PUBLIC HEARING:

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 aloud the Legal Notice for Anginell Andrews in summary because of the length of the Legal Notice.

C. Ziarniak then read through the application for Anginell Adams, going through each of the questions for a variance, to have A. Adams answer the questions.

C. Ziarniak then went through the documents provided, which showed the picture of the details of the deck, an instrument survey, and the dimensions of the variance.

He also read the letters sent to the Town from two neighbors, Reverend William and Linda Kay, who live at 234 Gina Way, stating they had no issues with A. Andrews building a deck. And another statement given to the Town by Barbara Holden of 231 Gina Way, stating that she had no objection to the building of the deck and she was fine with it.

C. Ziarniak asked if there were concerns from K. Moore, the Building Inspector.
K. Moore explained that there were no easements or other issues.

L. Rivera-French asked about the letter from Barbara Holden, if she was the neighbor next to her. A. Andrews stated that was her neighbor across the street.

C. Ziarniak then pointed out the other letter that was submitted from Reverend William and Linda Kay was from the neighbor who lives right next door, and would be the one who would be most impacted by the deck.

C. Ziarniak made a motion to close the Public Hearing.

L. Rivera-French seconded.

C. Ziarniak made a motion for a type two SEQR, and not a subject to environmental concerns.

J. Gillette seconded.

Unanimously carried.

L. Rivera- French made a motion to approve the variance per the submitted plan.

J. Gillette seconded.

Unanimously carried.

PUBLIC HEARING:

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 the next agenda item. C. Ziarniak read through the legal notice for Cynthia Drexel. C. Ziarniak asked C. Drexel to explain her application.

C. Drexel gave a brief summary of her business of dog grooming, and why she would like to move her business to her home, and went through the rules and safety plans she is required to take because of Covid-19.

C. Ziarniak then went through the questions on her application, making note to change the dimensions of the room that she would be using for her dog grooming business, to the 12x18 area room.

C. Ziarniak asked K. Moore if there was anything else. K. Moore asked if she was adding electric, plumbing, or adding walls, and asked if she will be boarding dogs. C. Drexel stated everything is already there and there will not be boarding of dogs.

L. Rivera-French asked about the bathtub that is used. C. Drexel explained it's a standup tub on legs hooked with flexi plumbing.

J. Gillette asked about the hours. C. Drexel stated 9 AM – 5 PM during the week. Saturday's 9 AM – 3 PM, and would most likely be one Saturday a month.

J. Gillette asked if she was willing to make hours a stipulation. C. Drexel stated that's fine.

C. Ziarniak asked about how many dogs she would be grooming a week. C. Drexel stated under 20.

C. Ziarniak asked about how many vehicles will be coming in and out of the driveway. C. Drexel stated about 20 a week.

C. Ziarniak asked C. Drexel to send rules and operational plan so that we could keep on file.

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

J. Schied seconded.

Unanimously carried.

C. Ziarniak made a motion that this was a type II SEQR, and no further environmental

J. Gillette seconded.

Unanimously carried.

J. Gillette made a motion that we approve Cynthia Drexel's Application with the following conditions:

- Operational rules of business to be submitted to have on file with the Building Department.
- The hours of operation will be Monday – Friday, 9:00 AM – 5:00 PM and Saturday's 9:00 AM – 3:00 PM.
- Clients are to be instructed that no backing out of her driveway onto Lake Road will be permitted.
- No boarding of animals overnight.

L. Rivera-French seconded.

Unanimously carried.

MINUTES:

J. Scheid made a motion to approve minutes from June 3, 2020 as amended.

J. Gillette seconded.

Unanimously carried.

C. Ziarniak asked to continue meetings at Clarkson Courthouse.

ADJOURNMENT:

Conrad made a motion to adjourn the meeting at 7:50 PM.

L. Rivera-French seconded.

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, July 15, 2020 at 7:00 PM.

C. Ziarniak asked members if they were okay with cancelling the next meeting since there is nothing else planned for the next agenda and in observance of the Independence Day Holiday, as long as an application did not come through.

Respectfully submitted,
Anna Beardslee, Building Department Clerk

Minutes approved on 7/15/2020.