

TOWN OF CLARKSON ZONING BOARD OF APPEALS
Held at the Clarkson Town Hall and via Zoom Meeting
Wednesday, August 5, 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 * 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. The Meeting was held at the Clarkson Town Hall and via Zoom for those who are unable to attend in person. C. Ziarniak led all those present in the Pledge of Allegiance and read aloud the agenda for the night.

PUBLIC HEARING:

Applicant: Benjamin Barham

Property Owner: Benjamin Barham

Property Address: 420 Burch Farm Drive

Zoning District: RS-10

Tax ID: 054.01-2-72

Acres: .33 acres

Applicant requesting a 3 foot area variance on the front setback to build a deeper porch with more space so that it is not so confined, which is, not in accordance with town code §140-22D 1c1.

Minimum setback:

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

C. Ziarniak read the Legal Notice for Benjamin Barham aloud.

Will Barham from 414 Sherwood Avenue in Webster, NY, is at the meeting to represent his son, Benjamin Barham who was unable to attend the meeting tonight. He gave a brief summary of why they would like to add a porch on to their home, so they can enjoy sitting outside with their family. And explained that the porch width would be too small to put outside furniture and to move comfortably if they stay within the front setback requirements.

W. Barham then went over a brief overview of what the front porch would look like, and submitted a picture to show what they would like to do. The picture is not being submitted with the application as how it will look exactly, but to get an idea of what they are trying to achieve.

W. Barham stated that by code, they do not need a railing. However, they will be adding one on.

C. Ziarniak made a motion to close the Public Hearing, as there was no one present in person, or on the Zoom Meeting.

Joanne seconded.

Unanimously carried.

L. Rivera-French looked at a google maps picture of a house across the street from Benjamin Barham's residence, and stated that the picture that W. Barham just gave as an example, would be very similar to the picture of the house across the street from his. She stated, it will make it look aesthetically pleasing and it would fit for the neighborhood.

C. Ziarniak went through area variance questions on the application, in regards to the answers the applicant wrote.

C. Ziarniak stated it was important to note that 3 feet into 40 feet of a variance is not substantial, it is less than 10% of the area of the front setback.

C. Ziarniak made it clear that the picture that was being submitted of a front porch, was just a representation of what the applicant would like his front porch to look like, but is not an exact replica of what his may look like.

C. Ziarniak made a motion for SEQR that this is a type II action, and will not need further review.

J. Gillette seconded.

Unanimously carried.

J. Perry made a motion to approve the request of the area variance.

L. Rivera-French seconded.

Unanimously carried.

MINUTES:

L. Rivera-French made a motion to approve minutes from July 15, 2020 as written.

J. Gillette seconded.

Unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn the meeting at 7:17 PM.

L. Rivera-French seconded.

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, August 19, 2020 at 7:00 PM at Clarkson Town Hall.

Respectfully submitted,
Anna Beardslee, Building Department Clerk

Minutes approved on 8/19/2020.