

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall and via Zoom Meeting
Wednesday, November 18, 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, via Zoom
Anna Beardslee, Building Department Clerk

CALL TO ORDER:

Conrad Ziarniak called the Zoning Board 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.

NEW BUSINESS:

Applicant: Marc Longbine

Property Owner: Marc Longbine

Property Address: 373 Lawton Road

Applicant would like to put an addition on to the east side of his garage that will need a 7-foot variance on the side setback, which is not in accordance with town code §140-21D 1c2.

Minimum setback:

[2] Side: 10 feet

C. Ziarniak read through the application questions and answers that the applicant gave. C. Ziarniak also looked at the Instrument location map provided and read off the measurements given on the map.

Marc Longbine was present at the meeting to represent himself, and gave a brief overview of the addition he would like to build onto his garage.

L. Rivera-French asked about an overhang on the garage.

C. Ziarniak stated that typically the Zoning Board goes by the foundation line.

J. Perry asked if there would be walls on the structure.

M. Longbine stated, that at this point there are no walls, but he may decide to add some on the East side in the future.

K. Moore stated that he could enclose the addition at any point later on, if the variance is granted, as it would only be a cosmetic addition. He also stated, he would not require a Building Permit to add the walls. K. Moore also pointed out that the East side of the property is very heavily wooded.

J. Perry questioned the neighbor on the east side, and asked if there was about 70-80 acres between them. M. Longbine stated that the land had been sold and subdivided and he was unsure of the acreage.

J. Perry asked if he would be placing similar siding on to match the rest of the house.

M. Longbine stated, yes.

C. Ziarniak asked about drainage from the garage.

M. Longbine stated that the rain water drains towards the creek.

C. Ziarniak made a motion to place this item on for a Public Hearing on December 2nd.

L. Rivera-French seconded.

Unanimously carried.

J. Perry had a question on the application in regards to the answer the applicant gave to question 4 of the Zoning Board application submitted, which asks if the variance is a substantial change. J. Perry stated that the applicant's response was no. J. Perry explained that it would be a substantial change, since percentage wise the applicant is asking for a 70% variance. He wondered if the applicant should have to change his response on the application.

C. Ziarniak stated that this would be documented in the minutes and can be used a reference for the future, so J. Perry noting the fact that it is a 70% variance that the applicant was requesting, would be sufficient. He stated the applicant would not have to change his answer on the application, as that is how the applicant interpreted the question.

L. Rivera-French stated that she agreed that 70% would be a substantial change.

MINUTES:

J. Scheid made a motion to approve the minutes as corrected from Wednesday, November 4, 2020.

J. Perry seconded.

Unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn the meeting at 7:30 PM.

L. Rivera-French seconded.

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, December 2, 2020 at 7:00 PM at Clarkson Town Hall and via Zoom.

Respectfully submitted,
Anna Beardslee, Building Department Clerk

Minutes approved on 12/2/2020