

**TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING**  
**Held at the Clarkson Town Hall and via Zoom Meeting**  
**Wednesday, December 2, 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 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.

**PUBLIC HEARING:**

**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 Legal Notice for Marc Longbine.

C. Ziarniak asked A. Beardslee if there were any inquiries for me in regards to the application.

A. Beardslee stated no.

C. Ziarniak noted there was no public present in person or via Zoom.

C. Ziarniak asked M. Longbine to give a brief summary of the garage addition.

M. Longbine stated that he would like to build an addition on to his garage so that he could store his RV. He stated the dimensions are 14x22 feet.

C. Ziarniak read through the renderings that were provided and asked if this would be an enclosed structure.

M. Longbine stated that it won't be enclosed.

C. Ziarniak stated that the garage would be 3 feet 6 inches from the property line and the town code asks for 10 feet. So that is why the applicant is requesting a 7 foot variance. C. Ziarniak also stated that there is a buffer of heavily wooded areas and shrubs between his house and his neighbors. C. Ziarniak asked board members if anyone had any questions. No one answered.

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

L. Rivera-French seconded.

Unanimously carried.

L. Rivera-French asked that upon approval, could the structure be enclosed later in the future without getting a building permit.

K. Moore stated that M. Longbine is able to enclose the structure, but it would depend on the cost and if there was being electrical added to the structure, because then it would need a Building Permit. K. Moore stated that if structurally it would cost more than \$10,000.00 it would need a Building Permit.

C. Ziarniak made a motion to address SEQR that this is a Type II action with a negative declaration and it would not need further review.

J. Gillette seconded.

Unanimously carried.

J. Perry made a motion to approve the variance for this application, based off of the drawings provided for the addition of the garage with no conditions.

L. Rivera-French seconded.

Unanimously carried.

Discussion was had on variances.

Discussion was had on Zoom Meetings for the future.

**MINUTES:**

J. Gillette made a motion to approve the minutes from Wednesday, November 18, 2020.

J. Perry seconded.

Unanimously carried.

**ADJOURNMENT:**

L. Rivera-French made a motion to adjourn the meeting at 7:36 PM.

J. Scheid seconded.

Unanimously carried.

**NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, December 16, 2020 at 7:00 PM at Clarkson Town Hall and via Zoom.

Respectfully submitted,

*Anna Beardslee, Building Department Clerk*