

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held via Zoom Meeting
Wednesday, February 17, 2021 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 via Zoom platform. C. Ziarniak led all those present in the Pledge of Allegiance and read aloud the agenda for the night.

PUBLIC HEARING:

Applicant: Dawn Ferris

Property Owner: Dawn Ferris

Property Address: 4 Wedgewood Court

Tax ID: 069.02-1-64

Zoning: RS-10

Acres: .28

Applicant requesting area variances, on a corner property lot to build a house. The front lot of Wedgewood Court as defined by the corner lot, would need an area variance of 5 feet. The front lot of Chandon Place as defined by the corner lot, would need an area variance of 12 feet. The variance requested for the rear setback of Wedgewood Court will be 4 feet. The variance requested for the rear setback of Chandon Place will be 2 feet. The area variances are not in accordance with Town Code §140-22D 1c[1-4].

§140-22D 1c[1-4]

D. In the absence of a public sanitary sewer system, development regulations shall be identical to those for RS-20 Districts. For houses on integral subdivision roads, if a public sanitary sewer system is provided, development regulations are as follows:

(1) Single-family dwellings on integral subdivision roads:

(c) Minimum setback:

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

[2] Side: 10 feet.

[3] Rear: 30 feet to dwelling or attached garage; 10 feet to other structures.

[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 stated that Dawn Ferris is on the agenda tonight for a continuation of her Public Hearing. He stated that the Planning Board had met the night before, Tuesday, February 16th and that they were unable to proceed as they needed a document to show the grading plans. He asked Kevin Moore if he could give more information from the Planning Board Meeting.

K. Moore stated that a version of the grading map had been received late Friday, and the Town Engineer, needed more time to go over it. He also explained that the Planning Board will not need a Public Hearing for the application since this was already an approved building lot and that they are just reviewing the drainage and grading plans.

C. Ziarniak asked if the plans had been sent over to be reviewed.

Don Kleinschmidt stated that the maps had been sent over last night by Anna. And asked Kevin if he could confirm that the Town Engineer had them.

K. Moore stated that he will confirm in the morning with Town Engineer that he has everything he needs.

C. Ziarniak asked if the board members had any more questions.

J. Gillette asked K. Moore and A. Beardslee if they had heard anything else from any neighbors.

K. Moore responded and stated that they have not heard from anyone else since last meeting.

C. Ziarniak asked if there had been any additional comment from the public.

A. Beardslee stated, no additional comment has been received.

J. Perry made a motion to close the Public Hearing.

J. Scheid seconded.

Unanimously carried.

C. Ziarniak asked board members again if they had any questions or concerns in regards to the application.

No one answered.

C. Ziarniak pulled up the map of the lot showing the dimensions of D. Ferris's property. He explained the variances requested again by the applicant. He then asked K. Moore if he had been able to find out how many other houses in the track were granted variances.

K. Moore stated that almost every home in the track has a variance for road frontage. He then stated 3 Wedgewood and 6 Wedgewood both have front setback variances.

C. Ziarniak screen shared a map on Zoom of the subdivision to show which lots had the variances. K. Moore explained on the Subdivision map lot 53 and 65 had area variances granted by the Zoning Board. He also stated that the houses on Chandon Place are required to have frontage of 100 feet. However, almost all of them do not meet that requirement.

C. Ziarniak asked if those were brought in front of the Zoning Board. K. Moore stated that it was approved with the Subdivision.

C. Ziarniak stated that in terms of consistency, it would not be inconsistent to grant the variances for this application because there are two other properties that were granted variances.

L. Rivera-French asked if there had been variances on 44 and 65 because they are at an intersection.

J. Perry stated that 65 did have a variance granted.

L. Rivera-French asked about 44.

K. Moore stated that 44 did not have any variances. He said that the variances granted at 65 were significant.

C. Ziarniak asked if there were any other comments or concerns.

Board members stated no.

C. Ziarniak made a motion to approve the application with the condition that the Planning Board complete their review and approval and as a part of their approval the grading and drainage plan be examined by the Town Engineer and further modifications required will be implemented by the applicant as a part of this condition.

L. Rivera-French seconded.

Unanimously carried.

C. Ziarniak made a motion that this is a Type II SEQR and not subject to further environmental review.

J. Perry seconded.

Unanimously carried.

MINUTES:

J. Gillette made a motion to approve the minutes as corrected.

J. Scheid seconded.

Unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn at 7:44 PM.

J. Perry seconded.

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, March 3, 2021 at 7:00 PM in person and via Zoom.

Respectfully submitted,
Anna Beardslee, Building Department Clerk
Minutes approved on 3/17/2021