

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Beginning at Site visit – 3599 Lake Road, and Zoning Board Meeting following immediately after at the Town Hall
Wednesday, September 15, 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
Keith O'Toole, Deputy Town Attorney

CALL TO ORDER:

Conrad Ziarniak called the Zoning Board meeting to order at 7:20 p.m. He explained that Board Members, Attorney, and applicant, Henry Conradt held a site visit which took place at 3599 Lake Road that began at 7:00 PM.

PUBLIC HEARING:

Applicant: Henry and Carrie Conradt

Property Owner: Henry Conradt

Property Address: 3599 Lake Road

Tax ID: 54.13-001-002

Zoning: Highway Commercial

Acres: 2.299 Acres

Applicant requesting an area variance that is not in compliance with Town Code § 140-36 Regulations applicable to all commercial and industrial districts.

The following regulations shall apply to all commercial and industrial districts:

C. Setbacks. For all buildings, structures and parking areas not abutting a major road, the minimum front setback shall be 70 feet, and the minimum rear and side setbacks shall be 30 feet, except that, where a lot in any commercial or industrial district abuts a lot in a residential district, the side and rear setback for any business, commercial or industrial district on said abutting line shall be at least 40 feet from the property line. A buffer area consisting of embankments, trees, shrubs, plantings or fences shall be erected along said property line as a condition of site plan approval by the Planning Board.

[Amended 4-9-1985 by L.L. No. 2-1985]

C. Ziarniak explained that the site visit was held to review and inspect the staked out location of the proposed storage building and the access way.

C. Ziarniak read aloud an email that had been submitted from Fire Chief, Mike Menear. The email explained that a pumper truck was taken out to the site as a trial to see how well it would fit. It was stated that it was a tight turn to get around the building and there was 1 foot on either side of the truck, which did not give them much space. (Email is on file).

Discussion was had amongst board members in regards to which direction was the Fire Chief speaking about that was a tight turn.

C. Ziarniak stated that the Public Hearing had been left open from the last meeting and noted that there is no public present now and there was not any public present at the site visit.

C. Ziarniak asked if H. Conradt had anything else that he wanted to say.

H. Conradt stated that no one has objected to the storage buildings being built, and further stated that he is constantly taking calls for people who are looking for storage unit space. He stated that if he is able to build another storage unit, it will be helping the community.

C. Ziarniak asked if he had been receiving a lot of calls.

H. Conradt stated, yes.

L. Rivera-French asked what the size of the new proposed storage building was again.

H. Conradt stated that originally he had proposed a 100x20 foot storage building, but is now asking for an 80x20 foot storage building to be built.

C. Ziarniak made a motion to close the Public Hearing.
J. Perry seconded.
Unanimously carried.

C. Ziarniak asked the Town Attorney, Keith O'Toole, if he had any comments or concerns.
K. O'Toole stated that he wanted to note, that although the Fire Expert did not specifically state in his email which end of the building was a tight turn for the fire truck to go around, the fact remains, the turn was tight for the fire truck. He further stated that the Zoning Board asked for the opinion of the Fire expert, and he gave it.

C. Ziarniak read through the area variance questions and the answers from the application that H. Conradt had submitted.
C. Ziarniak asked board members if they had any final thoughts, concerns, or questions.
J. Perry stated that there was no public input and he felt that he had enough information.

C. Ziarniak made a motion to determine that SEQR was a Type II action with a negative declaration and not subject to further environmental review.
L. Rivera-French seconded.
Unanimously carried.

J. Perry stated that there would need to be conditions put in place if approved.
C. Ziarniak stated that no further expansion of buildings and no additional storage units are to be built.
H. Conradt mentioned putting in a new sign.
C. Ziarniak stated that it should be put in the conditions to have a new sign within 12 months.
K. O'Toole stated that the setback variance is limited to the proposed 80x20 storage building.

J. Gillette made a motion to approve that a new proposed storage building be built, 13.5 feet from the property line, as shown on the map dated 8/2/2021, with the following conditions:

- 1) No additional storage units or expansion of any kind on the property.
- 2) Setback variance is only limited to the proposed 80x20 storage building as shown on the last revised survey map submitted to the Zoning Board.
- 3) A new sign be put up for the Storage Buildings within 12 months.

J. Perry seconded.
AYES: Jim Gillette, Conrad Ziarniak, Joe Perry, Joanne Scheid
NAYS: Lisa Rivera-French

MINUTES:

L. Rivera-French made a motion to approve the minutes from September 1, 2021.
J. Gillette seconded.
Unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn at 7:55 PM.
L. Rivera-French seconded.
Unanimously carried.

ANNOUNCEMENTS:

J. Perry will be out of the country for the November 3rd Meeting.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, October 6, 2021 at 7:00 held at the Town Hall.

Respectfully submitted,
Anna Beardslee, Building Department Clerk

Minutes approved on 10/20/2021