

**TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING**  
**Held at the Clarkson Town Hall**  
**Wednesday, February 2, 2022 at 7:00 PM**

**Board Members**

Conrad Ziarniak, Chairperson  
Joseph Perry  
Lisa Rivera-French  
Joanne Scheid

**Support Staff**

Keith O'Toole, 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. and led all those present in the Pledge of Allegiance with a moment of silence for first responders. He then read aloud the agenda for the night.

**NEW BUSINESS:**

**Applicant:** Alice and Melven Slate

**Property Owner:** Alice and Melven Slate

**Property Address:** 98 Lawrence Road

**Tax ID:** 031.03-1-4

**Zoning:** RS-20

**Acres:** 6.5

Applicant requesting to install a pole barn equal to the set back of the house which is 35 feet from the road not in accordance with Town Code.

C. Ziarniak read aloud the application request. He stated that the survey map that was provided was not legible.

K. Moore stated that was the only survey map that was on file and that the applicants had received the same survey map when they bought the house. K. Moore offered to do the dimensions for them, if C. Ziarniak would prefer.

C. Ziarniak stated that he would prefer a new survey map to be done, so that it could show the leach field, any easements, and dimensions of everything.

Melvin Slate asked if they could replace the existing barn in the same spot.

Board members agreed that they would refer that question to the Town Attorney.

M. Slate stated that if he were to replace the barn, he would like to put in a cement floor, and that would require digging for a foundation.

K. Moore stated that could be altering the pole barn.

C. Ziarniak asked if there was any historical value to the barn.

M. Slate stated, no.

C. Ziarniak stated that they would refer this to the Town Attorney to find out if the pole barn could be replaced.

K. Moore stated that he found in the code book under ***Town Code § 140-17 Nonconforming uses.***

***A. It is recognized that there exist certain structures and uses which were lawfully established prior to the passage of this chapter or amendments thereto and which are now made to be in violation of this chapter. It is the intent of this chapter to permit such nonconforming uses to continue until they are removed, but not to encourage their survival. Such structures and uses may be changed only in the direction of reducing their degree of nonconformity to this chapter.***

***[Amended 8-11-1987 by L.L. No. 2-1987]***

He further stated that the Code would not allow the pole barn to be reconstructed.

C. Ziarniak stated that at this point to move forward, the Zoning Board will require a new survey map to be provided with the dimensions of the new pole barn.

C. Ziarniak asked what the pole barn would be used for.

Alice Slate stated that it would be used to store her car, motorcycle, and lawn mower.

J. Schied asked if a new driveway would need to be put in.

M. Slate stated that he would be putting in a gravel driveway that would lead up to the pole barn.

C. Ziarniak stated that we would wait to receive the new survey map with dimensions to put this back on the agenda.

**MINUTES:**

J. Scheid made a motion to approve the minutes as amended from January 19, 2022.

J. Perry seconded.

Unanimously carried.

**ADJOURNMENT:**

C. Ziarniak made a motion to adjourn at 7:52 PM.

J. Perry seconded.

Unanimously carried.

**NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, February 16, 2022 at 7:00 held at the Town Hall.

Respectfully submitted,

*Anna Beardslee, Building Department Clerk*

*Minutes approved on 3/2/2022*