

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, March 16, 2022 at 7:00 PM

Board Members

Conrad Ziarniak, Chairperson
Joseph Perry *
Joanne Scheid
Howard Henick
Dan Maier

Support Staff

Keith O'Toole, Town Attorney * Excused *
Kevin Moore, Code Enforcement
Anna Beardslee, Building Department Clerk
Leslie Zink, Town Board Member

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.

OLD 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 through the application stating that the applicants are proposing to build a 20x24' pole barn. He stated that they are asking for the pole barn to be 27.8 feet from the road and 30.3 feet from the house. C. Ziarniak further stated that the house is 14.3 feet from the road and Town Code requires 75 feet from the road, explaining that the house predates the Zoning Code.

C. Ziarniak read through the pole barn details stating that Top Gun Construction will be the Construction Company that is building the Pole Barn. The Pole barn will have an entry door, two windows, steel siding and steel roofing. The barn will be sea foam green with a black top and white trim.

C. Ziarniak read aloud the application questions as well as the applicants responses.

1) What benefit would be derived by the applicant seeking a variance?

The application response stated, it would be a newer barn, closer to home. Leach field is right in back yard.
M. Slate explained that there is a natural drainage ditch and leach field in their back property.

2) What desirable changes will be produced in the character of the neighborhood by the granting of the area variance?

Application response stated, none.

A. Slate explained that they want to keep their property looking nice, further stating, that their Insurance Company won't insure the barn anymore because the roof is falling apart, which is another reason why they would like to replace the barn.

3) What other methods does the applicant have to achieve the benefit other than the area variance?

Application response stated, keeping barn closer to house doesn't put it into the natural drain of property or over the existing leach field.

M. Slate explained they measured 75 feet back and it would take them to the natural drainage or leach field.

4) Is the requested area variance substantial?

Applicant stated, no.

C. Ziarniak explained that the application response stated, no. However, he stated he would consider the variance substantial.

5) Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

The application response stated, no.

6) Was the alleged difficulty self-created?

The Application response stated, no.

C. Ziarniak stated that the Board would interpret that it is self-created, but they are just trying to replace the old pole barn to keep things similar.

C. Ziarniak asked applicants if they had anything else that they would like to tell the Zoning Board.

Applicants stated that they did not have anything further.

C. Ziarniak asked K. Moore if he had any concerns.

K. Moore stated that the pole barn is 27.8 feet from the right of way, so there is about another 12 feet from the road.

K. Moore asked if they are in a flood zone.

M. Slate stated, no.

H. Henick asked about the smaller metal shed that is shown on the survey map provided.

M. Slate stated that the metal shed and the old pole barn will both be removed if they are able to build a new pole barn.

C. Ziarniak stated that it would be useful for board members to go out and take a look at Lawrence Road to get a better understanding of the area.

K. Moore stated that he spoke with Rich Maier, who provided the new survey map. Rich was told by the County that they could not confirm how long the leach field lines are, and so the pole barn should not be moved back any further in case it ends up over a line.

J. Scheid made a motion to place this item for a Public Hearing on April 6, 2022.

H. Henick seconded.

Unanimously carried.

MINUTES:

H. Henick made a motion to approve the minutes from March 2, 2022.

J. Scheid seconded.

Unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn at 7:35 PM.

J. Scheid seconded.

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, April 6, 2022 at 7:00 held at the Town Hall.

Respectfully submitted,

Anna Beardslee, Building Department Clerk

Minutes approved on 4/6/2022