

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, October 5, 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
Kevin Moore, Code Enforcement
Andrea Rookey, Building Department Clerk

Excused *

CALL TO ORDER:

C. 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.

OLD BUSINESS:

Applicant: Joe M Rodak

Property Owner: Joe M Rodak

Property Address: 3536 Sweden Walker Road

Tax ID: 055.01-1-36.21

Acres: 3.002 acres

Applicant requesting to build a 32'x30' pole barn within the front setback of his property not in accordance with Town Code 140-7E (1) which states,

Any required yard shall be entirely open and unoccupied by buildings other than:

(1) Entrance porch or steps not over seven feet deep in a front yard.

C. Ziarniak read aloud the agenda for the night and the summary of J. Rodak's application.

C. Ziarniak confirmed all the information that was on file for the property. He also asked if the survey is when he got the approval for the site plan.

J. Rodak stated that the survey was from the previous owners.

C. Ziarniak asked if the members have the designs of the pole barn.

K. Moore stated that the file for the property will be checked.

C. Ziarniak stated that we would need seven copies for the meetings for the board to review.

H. Henick asked if the house was where it was proposed to be in the map.

K. Moore said the house is turned in a different direction than what it is showing on the map.

C. Ziarniak asked if there is a more accurate map on file.

K. Moore said there is no survey map on file.

K. O'Toole asked if there is a town policy that requires the town to have a survey map on file

K. Moore said there does not need to be a survey map on file if minor changes are made to a property.

C. Ziarniak asked how the board shall reference the pole barn request if the map on file is not accurate.

K. Moore stated that he would be able to use Picometre to get a picture of the exact lot and how it was built.

C. Ziarniak asked how the certificate of compliance was granted but we do not have an updated map on file.

K. Moore said that minor changes can be made by the building inspector without the need to update the survey map.

H. Henick said that after reviewing the property on google map there looks to be substantial change to the property.

J. Perry asked J. Rodak to confirm that the property was his on the google maps application.

J. Rodak confirmed his house on google maps.

K. O'Toole asked if J. Rodak would be able to provide a survey map.

J. Rodak stated that the current map he provided was the only map that he had currently.

C. Ziarniak asked what the use of the pole barn would be.

J. Rodak stated the use of the pole barn would be for lawn equipment and things incidental to a residence.

C. Ziarniak asked if the board had any additional comments or questions.
J. Scheid asked if there was the well was built where it is where it is proposed to be on the map
J. Rodak said there is no well due to salt water.

C. Ziarniak motioned to have the public hearing in the next meeting but have a condition that we need the survey map.
J. Scheid seconded.
Unanimously carried.

OLD BUSINESS:

Applicant: Keven Wing

Property Owner: Keven Wing

Property Address: 85 Valley View Drive

Tax ID: 54.18-001-034

Acres: .31 acres

Applicant requesting to build an addition on to his house which is located on a corner lot, not in accordance with Town Code 140-7E (1) which states,

Any required yard shall be entirely open and unoccupied by buildings other than:

(1) Entrance porch or steps not over seven feet deep in a front yard
and Town Code 140-22D(1)(c)[1][4]

c) Minimum setback:

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

[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.

K. Wing stopped in to drop off the designs he made for his proposed renovation.

C. Ziarniak asked what the Board would be reviewing for K. Wings case.

K. Wing wanted to ask if the designs he had were enough to continue building a case for his renovation.

K. Wing explained the designs that he had brought in.

H. Henick asked how long-ago K. Wing bought the house.

K. Wing answered that he bought the house a month ago.

H. Henick asked if K. Wing had met his neighbor.

K. Wing said he has met his neighbor.

H. Henick asked if K. Wing let his neighbor know about what he is proposing to build and if the neighbor okay with losing some view due to how far out the addition would be built out to.

H. Henick expressed some concern that K. Wing's property would be disrupting the line of view from other houses in the neighborhood. And asked if the neighbor would be concerned about security.

K. Wing asked what H. Henick meant about security.

H. Henick explained the cars in their driveway will not be seen as clearly because the line of view would not be as clear because K. Wing would like to build toward the road.

J. Perry asked K. Wing if the property would stick out 12ft.

K. Wing answered that it would stick out an additional 6ft from the porch.

K. Wing stated that there will be stakes in the lawn where addition to the house is proposed to be built out to. He said he would also speak to his neighbor about what he is proposing to build.

K. Moore stated that the board does not have the instrument survey on file from K. Wing.

C. Ziarniak said that the board would want the drawings with the door and window detail.

K. Wing asked about the drawing he had already came up with.

C. Ziarniak stated that the board would want the architectural drawing.

k. O'Toole asked C. Ziarniak if he would like the applicant to sketch the dimensions on a copy of the survey map

C. Ziarniak said yes.

C. Ziarniak said that the board has the proposal, the survey map and basic rendering, would the other board members like to call a public hearing for K. Wing.

The board members discussed that they would discuss conditions that would be made about the siding and matching the rest of the house after the public hearing if it is approved.

C. Ziarniak motioned to call for a public hearing.

J. Scheid second

Unanimously carried.

MINUTES:

C. Ziarniak made a motion to approve the minutes as corrected from September 21, 2022.

J. Perry seconded.

Unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn at 8:02 PM.

H. Henick seconded.

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, October 19, 2022, at 7:00 PM held at the Town Hall.

Respectfully submitted,

Andrea Rookey, Building Department Clerk