

**TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING**  
**Held at the Clarkson Town Hall**  
**Wednesday, October 16, 2024, at 7:00 PM**

**Board Members**

Conrad Ziarniak, Chairperson  
Joseph Perry  
Howard Henick  
Peter Connell  
Colleen Mattison

**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 veterans and first responders.

**PUBLIC HEARING:**

Applicant: Donna Donnelly  
Property Owner: Donna Donnelly  
Address: 125 St. Katherine Way  
Zoning: RS-10

Applicant requesting area variance for a shed not in accordance with Local Law #4-2023 Accessory Structures 140-7(b)(1) One accessory building shall be permitted on any residential lot in the Town of Clarkson.

C. Ziarniak: recused himself from this application. In the interest of impartiality, applicant is a neighbor and friend.

J. Perry: Opened public hearing, read legal notice, asked if any public was in attendance for this application.

Dianne James: 116 St. Katherine Way, stated she supports the application and has no concerns.

Dora Hayes: 137 St. Katherine Way stated she has no concerns.

J. Perry: Motion to close public hearing.

H. Henick: Second.

Ayes: J. Perry, H. Henick, C. Mattison, P. Connell

Abstain: C. Ziarniak

J. Perry: went through six questions with the Zoning Board members, required by NYS Town Law section 267-B (3) (b) in making a determination on an area variance.

P. Connell: Asked if there would be any electricity at the shed.

D. Donnelly: No

P. Connell: how far off the easement will the shed be located.

D. Donnelly: At least 10 feet.

J. Perry: motion for SEQR to be determined a type 2 action with no further environmental review required.

C. Mattison: Second.

Ayes: J. Perry, C. Mattison, P. Connell, H. Henick

Abstain: C. Ziarniak

H. Henick: Motion to approve area variance with the condition to keep in like new condition.

P. Connell: Second.

Ayes: H. Henick, P. Connell, C. Mattison, J. Perry

Abstain: C. Ziarniak

**NEW BUSINESS:**

Applicant: Michael Rideout

Property Owner: Michael and Michele Rideout

Address: 8492 Ridge Road

Zoning: RS-10

Applicant requesting area variance for a shed not in accordance with Local Law #4-2023 Accessory Structures 140-7(b)(1) One accessory building shall be permitted on any residential lot in the Town of Clarkson.

C. Ziarniak: Read application aloud, asked applicant to explain the application.

H. Henick: will there be water at the shed.

M. Rideout: No.

J. Perry: What direction will the doors face.

M. Rideout: Doors will face West.

J. Perry: Will there be any lighting.

M. Rideout: There will be motion lighting.

C. Ziarniak: Made a motion for a public hearing on November 6, 2024, at 7:00pm

J. Perry: second the motion.

Unanimously carried.

**REVIEW MINUTES:**

J. Perry: Motion to approve 10/2/2024 minutes as amended.

C. Mattison: Second the motion.

Unanimously carried.

H. Henick: After time and further reflection stated if the motion to approve the application for a permanent sign at 9329 Ridge Road was tonight, his vote would be no. H. Henick said he believes the sign is too large and should be 25 percent smaller, and the height should be looked at even though it meets the code of the town.

**ADJOURNMENT:**

C. Ziarniak: Motion to adjourn at 7:57pm

H. Henick: Second the motion.

Unanimously carried.

**NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, November 6, 2024, at 7:00 PM held at the Town Hall.

Respectfully submitted,

*Kevin Moore, Building Inspector*

*Approved 2024-11-06*