

**TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING**  
**Held at the Clarkson Town Hall**  
**Wednesday, November 6, 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: 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 legal notice aloud. Asked Michael Rideout to give details of his application.

M. Rideout: I would like to have a second accessory structure 14ftx36ft to store materials and work area for maintaining the 17.8+/- acres.

C. Ziarniak: What will the outside of the structure look like.

M. Rideout: The exterior will have barn red vinyl siding, asphalt roof shingles.

P. Connell: How big is the area for the goats.

M. Rideout: 12ftx14ft.

C. Ziarniak: asked the Building Inspector if there were any comments by email or phone from the public.

K. Moore: There have been no other comments.

C. Ziarniak: with no public present I make a motion to close the public hearing.

J. Perry: second the motion.

Unanimously carried.

J. Perry: Will there be lighting.

M. Rideout: Yes, there will be a motion light.

C. Ziarniak: read the six questions required when granting an area variance with the board.

C. Ziarniak: If this is housing livestock, how far from the property line will it be.

M. Rideout: It will be 112 feet from the property line.

P. Connell: What type of work will you be doing in the work area.

M. Rideout: General repair work for maintaining the property.

C. Ziarniak: Made a motion that this is a type 2 action under SEQRA and is not subject to further review.

H. Hennick: Second the motion.

Unanimously carried.

H. Hennick: Made a motion to approve the area variance for a second structure, 14ft.x36ft. x 15ft. 9inches in height with the following conditions:

- Proper disposal of manure.
- At no time will the structure be used as habitable space.
- Any lighting for the structure is not visible off the property.
- Work area only to be used for storage of materials and maintenance of property.
- No Commercial use of structure.
- Keep in like new condition.

C. Mattison: Second the motion.

Unanimously carried.

**MINUTES:**

P. Connell: Motion to approve minutes from 10/16/2024 as amended.

J. Perry: Second the motion.

Unanimously carried.

**ADJOURNMENT:**

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

J. Perry: Second the motion.

Unanimously carried.

**NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, November 20, 2024, at 7:00 PM held at the Town Hall.

Respectfully submitted,

*Kevin Moore, Building Inspector*

Approved 2024-11-20