

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall and via Zoom
Wednesday, June 16, 2021 at 7:00 PM

Board Members

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

Support Staff

Richard Olson, 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. The Meeting was held at the Clarkson Town Hall and via Zoom.

PUBLIC HEARING:

Applicant: Christopher and Rebecka Coke
Property Owner: Christopher and Rebecka Coke
Property Address: 30 Valley View Drive
Tax ID: 054.18-1-23
Zoning: RS-10

Applicant requesting an area variance, to place a shed 5 feet from the side and 5 feet from the rear property lines not in accordance with town code § 140-22D 1c2 and c3.

D. In the absence of a public sanitary sewer system, development regulations shall be identical to those for RS-20 Districts. For houses on integral subdivision roads, if a public sanitary sewer system is provided, development regulations are as follows: (1) Single-family dwellings on integral subdivision roads:

(c) Minimum setback: [2] Side: 10 feet and [3] Rear: 30 feet to dwelling or attached garage; 10 feet to other structures.

C. Ziarniak read aloud the Legal Notice for Christopher and Rebecka Coke.

Christopher Coke is present and explained that he would like to have a shed built on his property 5 feet from both the rear and side property lines.

C. Ziarniak asked what the dimensions of the shed would be.

C. Coke stated that the shed would be 10x12 feet.

C. Ziarniak asked about the materials of the shed.

C. Coke stated that the materials would be wood construction with vinyl siding and a shingled roof. He stated that it was pre-fabricated from Lowe's.

J. Perry asked if there would be any utilities in the shed, like electric, or water.

C. Coke stated that there would be no utilities in the shed.

C. Ziarniak asked if there was any public present for the Public Hearing. No one answered.

C. Ziarniak made a motion to close the Public Hearing.

J. Perry seconded.

Unanimously carried.

J. Gillette asked if there was any correspondence from neighbors.

A. Beardslee stated, no.

L. Rivera-French suggested to C. Coke to have wood flooring.

C. Coke stated that it will have wood flooring and it will be placed on top of crushed stone.

C. Ziarniak read through the area variance questions and answers that were provided by the applicant on the application.

C. Ziarniak asked board members if they had any questions. No one responded.

C. Ziarniak made a motion to determine SEQR be a Type II action with a negative declaration and would not need further environmental review.
J. Gillette seconded.
Unanimously carried.

J. Gillette made a motion to approve the 5 foot variance for the side and rear setbacks, to place the 10x12 shed on Christopher Coke's property.
J. Perry seconded.
Unanimously carried.

NEW BUSINESS:

Applicant: Atlas Enterprises, LLC.
Property Owner: Joe Scarfone
Property Address: 55 Clarkridge Drive
Tax ID: 55.040-01-014
Zoning: Industrial

Applicant requesting an 18 foot variance on the front setback to build an addition onto the existing building for office space. Not in accordance with Town Code:

§ 140-36 C Regulations applicable to all commercial and industrial districts.

C. Setbacks. For all buildings, structures and parking areas not abutting a major road, the minimum front setback shall be 70 feet, and the minimum rear and side setbacks shall be 30 feet, except that, where a lot in any commercial or industrial district abuts a lot in a residential district, the side and rear setback for any business, commercial or industrial district on said abutting line shall be at least 40 feet from the property line. A buffer area consisting of embankments, trees, shrubs, plantings or fences shall be erected along said property line as a condition of site plan approval by the Planning Board.

[Amended 4-9-1985 by L.L. No. 2-1985]

C. Ziarniak read aloud the agenda item for Atlas Enterprises. Joe O'Donnell present and introduced himself and stated that he was the architect for the proposed office space at Atlas Automation. He explained that the company is expanding and they need more office space. They are asking to build an addition on to the front of the existing building and they will need an 18 foot variance to be able to do so.

J. O'Donnell further explained that the office space would be 1000 square feet. He provided some drawings and explained that the diagram on page 2 shows the layout of the 6 proposed offices.

C. Ziarniak asked if additional parking spots would be needed.
The owner, Joe Scarfone was also present and stated that he did not believe that additional parking would be necessary.

J. Gillette asked what Atlas Automation does.

J. Scarfone stated that they are a metal fabrication service that builds items for the food industry.

C. Ziarniak made a motion to schedule this for a Public Hearing on Wednesday, July 7th at 7:00 PM.

L. Rivera French seconded.

Unanimously carried.

DISCUSSION:

C. Ziarniak stated that if he decides to go on vacation, he wanted to be sure that Joe Perry would be able to step up as Chairman in his place. J. Perry stated that he would be able to do that.

J. Perry asked if the Zoning Board Outline could be sent out to all of the Board members.

A. Beardslee stated that she would send out that procedure outline to all board members.

L. Rivera-French stated that she will not be at the first meeting in August.

J. Scheid stated that she would not be at the second meeting in July.

C. Ziarniak asked if Speedway had gotten back to us in regards to the signage.

A. Beardslee stated that she had reached out, and Speedway was still looking into other options for the signs.

C. Ziarniak stated that Speedway would need to be back on for Public Hearing at the second meeting in July, otherwise they would need to deny their application and they would have to reapply again.

MINUTES:

L. Rivera-French made a motion to approve the minutes from 6/2/2021 as amended.

J. Gillette seconded.

Unanimously carried.

ADJOURNMENT:

C. Ziarniak made a motion to adjourn at 7:50 PM.

J. Perry seconded.

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, July 7, 2021 at 7:00 PM in person and via Zoom.

Respectfully submitted,

Anna Beardslee, Building Department Clerk

Minutes approved on July 7, 2021