

## **TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING**

**Held at the Clarkson Town Hall  
Wednesday, March 5<sup>th</sup>, 2025, 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.

### **NEW BUSINESS:**

Applicant: John Alexander

Property Owner: John Alexander

Address: 3746 Sweden Walker Rd

Acres: 1.159

Applicant requesting to place a pole barn in the side set back not in accordance with Local Law 4-2023 B. Special Requirements for Residential Accessory uses and structures. Accessory uses and structures in residential districts shall also meet all of the following requirements: (1) One accessory building shall be permitted on any residential lot in the Town of Clarkson... and (b) Front Yards and Side Yards. They shall not be located in any required front yard area or side yard area.

C. Ziarniak said that the current zoning is RS-20 and they have a previously approved home occupation for a dog groom business.

C. Ziarniak read the questions for determining a variance aloud.

What benefit will be derived by the applicant who is seeking this variance?

The applicant provided the response "Ability to keep vehicles indoors during bad weather, ability to store tractor, lawn mower and other outside use items indoors."

What undesirable changes will be produced in the character of the neighborhood by the granting of the area variance?

The applicant provided the response "None"

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

The applicant provided the response "None"

Is the requested area variance substantial?

The applicant provided the response "No"

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

The applicant provided the response "No"

Was the alleged difficulty self-created?

The applicant provided the response "No"

J. Alexander said that the measurement of the barn is 25ft by 48ft and would be 20ft from the house.

J. Alexander said that the peak of the barn is 12ft, and that it should not be taller than the house.

J. Perry asked if there would be a separate driveway.

J. Alexander said they might add asphalt to connect the barn to the driveway by the house.

C. Ziarniak said that drawings of the specs would need to be provided for the application to be complete in order to help the board make a determination.

### **REVIEW MINUTES:**

H. Henick motioned to approve the minutes from 2/5/2025

J. Perry seconded the motion

Unanimously carried.

### **ADJOURNMENT:**

C. Ziarniak motioned to adjourn at 7:57PM

P. Connell seconded the motion

Unanimously carried.

### **NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, March 19th, 2025, at 7:00 PM held at the Town Hall.

*Respectfully submitted,*  
*Andrea Rookey*