

## TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING

Held at the Clarkson Town Hall  
Wednesday, April 16<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.

### PUBLIC HEARING:

Applicant: Nick Randazzo

Property Owner: Nick Randazzo

Address: 1981 Clarkson Parma Townline Rd

Applicant requesting to place a pole barn in the front yard not in accordance with Town Code 140- 7E 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. (2) Porches or terraces in side or rear yards, provided that they are not covered nor enclosed and are no closer to the lot lines than required by the applicable setback restrictions. (3) Detached accessory buildings occupying not over 25% of a required rear yard and setback as required

C. Ziarniak read the legal notice aloud for the public present.

N. Randazzo explained that he would like to put up a 30x40 Pole Barn in the front corner of his property.

Tim the owner of 1987 Clarkson Parma TL Rd said that he is in favor of N. Randazzo placing a pole barn but said he was concerned about the contingency of placing the new entrance to 1981 Clarkson Parma TL Rd and deeding off the current driveway.

C. Ziarniak asked if there was any other public comment.

A. Rookey said yes.

K. Moore said that the resident called about a bulldozer in N. Randazzo's driveway.

C. Ziarniak motioned to close the Public Hearing

C. Mattison seconded

Unanimously carried

C. Ziarniak asked if he would have water or electricity in the pole barn.

N. Randazzo said that he would eventually have electricity but not water.

C. Ziarniak read the questions for determining an area variance aloud

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

C. Ziarniak said the benefit derived is the storage of equipment and the location is away from the neighbors and the home.

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

C. Ziarniak said that there would not be an undesirable change because the equipment is being stored.

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

K. Moore said that there is an easement that goes through the entire property so there are limited places where the barn could go.

C. Ziarniak reiterated that there was a leach field and stormwater easement.

4. Is the requested area variance substantial?

C. Ziarniak said that this a difficult question to answer, the pole barn is large but the buffering works with the flow of the 5-acre lot and it will have thick and dense shrubbery.

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

C. Ziarniak said no, there is no fabrication proposed for the building

6. Was the alleged difficulty self-created? Note: If the difficulty was self-created, it is relevant to the decision of the ZBA but does not necessarily preclude the granting of an area variance.

C. Ziarniak said no there is no self-created difficulty.

C. Ziarniak determined that SEQR was a type II action not subject to further environmental review.

H. Henick seconded

Unanimously carried

H. Henick motioned to accept the application with the revised map that is a conditional approval to the Planning Board with the following conditions:

1. Site plan approval by Planning Board permanently eliminating shared driveway access for 1981 Clarkson Parma TL Rd that is currently used and will remain for 1987 and 1973 Clarkson Parma TL Rd. This will become a utility easement only for 1981 Clarkson Parma TL Rd
2. Driveway access for 1981 Clarkson Parma TL Rd will be located North of 1955 Clarkson Parma TL Rd as submitted to the ZBA on a concept plan prepared by Landtech Survey last revision on 9/24/2024
3. Any change in location to the 30x40 pole barn will require a new application to the Zoning Board of Appeals for approval
4. The applicant has 18 months from the Zoning Board of Appeals approval to receive an approved site plan from the Planning Board or the area variance will be void. If the approval is not done within 18 months from the Zoning Board of Appeals approval the applicant may apply to the Zoning Board of Appeals for an extension if it is no fault of the applicants for the delay.
5. Continuation of the existing berm of shrubbery at the West property line pins from 1973-1987 Clarkson Parma TL Rd
6. Pole Barn is for storage of personal tools and equipment only no commercial use is allowed

P. Connell seconded the motion.

Unanimously carried.

**REVIEW MINUTES:**

C. Ziarniak motioned to approve the minutes from 4/2/2025

H. Henick seconded the motion

Unanimously carried.

**ADJOURNMENT:**

C. Ziarniak motioned to adjourn at 7:59PM

H. Henick seconded the motion

Unanimously carried.

**NEXT MEETING:**

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

Respectfully submitted,  
Andrea Rookey