

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING

**Held at the Clarkson Town Hall
Wednesday, May 21, 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: Steven Martin

Property Owner: Steven Martin

Address: 128 Delaina Rose Circle

Zoning: RS-10

Applicant requesting an area variance for a shed not in accordance with Town Code 140-19M. Corner lots and through lots. For the purposes of regulating the locations of buildings on corner lots and on lots extending through or between two nonintersecting streets, all buildings on a corner lot or a through lot shall be subject to the front yard requirements of the zoning district in which said corner lot or through lot is located on those sides which face the streets.140-18.2A General requirements. Accessory uses and structures shall meet all of the following requirements
(3) Front yards. They shall not be located in any required front yard area.

C. Ziarniak asked if they had an area variance for the old shed

S. Martin said that the shed was there when they bought it.

C. Ziarniak asked if the new shed was 14x28

S. Martin said yes.

C. Ziarniak read the questions for determination aloud with the applicants answers.

J. Perry asked what type of material the shed roof would be

S. Martin said that it would be metal

C. Ziarniak asked if the shed would have power

S. Martin said no

J. Perry asked if at the next meeting S. Martin would be able to provide a height for the shed

S. Martin said that he would be able to contact the company and get a height for the peak

J. Perry mentioned two potential conditions,

To leave the buffering along Lake rd. and that the shed is not for commercial use.

C. Ziarniak motioned for a public hearing on June 4, 2025 at 7:00PM

J. Perry seconded

Unanimously carried.

REVIEW MINUTES:

C. Mattison motioned to approve the minutes with the corrections

H. Henick seconded

Unanimously carried

ADJOURNMENT:

C. Ziarniak motioned to adjourn at 7:46PM

J. Perry seconded

Unanimously carried

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, June 4, 2025, at 7:00 PM held at the Town Hall.

*Respectfully submitted,
Andrea Rookey*