

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING

**Held at the Clarkson Town Hall
Wednesday, July 16, 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*

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: Leah Brady

Property Owner: Leah Brady

Address: 4068 Lake Rd

Zoning: RS-10

Applicant requesting an area variance for a shed not in accordance with Town Code 140-18.2B.

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, with the following limitations and under the following conditions: (b) Front yards and side yards. They shall not be located in any required front yard area or side yard area.

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

L. Brady said that the shed would be 25ft from the property line, 5ft from the building and 32ft off of the back of the building

C. Ziarniak asked what the shed would be used for

L. Brady said the shed would be used for storage of equipment and props

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

L. Brady said that the shed would have a metal roof, treated wood and a stone base.

J. Perry asked what direction the door would open to

L. Brady said East.

J. Perry motioned for a public hearing on August 6th, 2025.

C. Mattison seconded

Unanimously carried

OLD BUSINESS:

Applicant: William Lamanna

Property Owner: William Lamanna

Address: 302 Amy Lane

Zoning: RS-20

Applicant requesting an area variance for a fence 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. 140-14AClosed fences shall not be permitted along any front lot line or along side lot lines between the front setback line and the highway right-of-way. Open fences along these lot lines shall not be higher than three feet above the adjacent ground level. Open fences allowed herein shall be encouraged to be decorative, such as picket, split rail or board fences. In determining the height of a split rail fence, the distance to the top of the horizontal rail shall govern and posts shall be no more than one foot higher. Wire fences including chain link fences, shall be prohibited between the front setback line and the highway right-of-way.

C. Ziarniak suggested that in order to proceed that a new survey would need to be completed. They would need more exact locations and measurements on the survey in order to make a determination.

J. Perry echoed that it is difficult to make a determination without an accurate survey map. He also mentioned possibly changing the type of fencing to an open style would make it feel less tunnel like.

C. Ziarniak said if he chooses to get the property surveyed then they would still go through the determination process.

J. Perry also mentioned that they are to give the least variance to meet requirements

C. Ziarniak outlined that this fence could be seen as an undesirable change to the neighborhood and there are possible alternatives like an invisible fence, or a shorter fence, or a fence that would go from the rear line of the house.

REVIEW MINUTES:

H. Henick motioned to approve the minutes from July 2, 2025 with corrections

J. Perry seconded

Unanimously carried

ADJOURNMENT:

C. Ziarniak motioned to adjourn at 8:00PM

C. Mattison seconded the motion

Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, August 6, 2025, at 7:00 PM held at the Town Hall.

Respectfully submitted,
Andrea Rookey