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

**Held at the Clarkson Town Hall**

**Wednesday, August 6, 2025, at 7:00 PM**

**Board Members** **Support Staff**

Conrad Ziarniak, Chairperson\* Keith O’Toole, Town Attorney\* Excused \*

Joseph Perry

Howard Henick Andrea Rookey, Building Department Clerk

Peter Connell

Colleen Mattison\*

**CALL TO ORDER:**

J. Perry acted as chairperson in place of C. Ziarniak

J. Perry 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: 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)](https://ecode360.com/46168269#46168269)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)](https://ecode360.com/46168271#46168271)Front yards and side yards. They shall not be located in any required front yard area or side yard area.

J. Perry opened the public hearing and read the legal notice aloud

\*There was no public present\*

J. Perry asked if there was any public comment or concern regarding this application

A. Rookey said no

J. Perry read the questions for determination with the applicants’ answers

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

“The shed will not be location in the middle of our BSDPA (Brockport School of Dance and Performing Arts) daily operations”

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

“I don’t believe there will be any undesirable changes”

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

“ I just feel the shed will be better suited on the side of the property -than right in the middle”

4. Is the requested area variance substantial?

“Yes, I believe the shed will be out of the way (from our families) on the other side of the building”

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

“No, we don’t believe so”

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.

‘No”

J. Perry mentioned that the shed looks out of sight where it is proposed to be placed

H. Henick asked if the front of the shed would be in line with the loading doors

L. Brady said that the shed would be in line or back a little further

J. Perry motioned to close the public hearing

H. Henick seconded

Unanimously carried

H. Henick motioned to approve the shed placement with the following conditions,

1. The shed shall have no utilities
2. The shed shall be placed on the West side of the rear line of the building
3. The shed shall remain in like-new condition

P. Connell seconded

Unanimously carried

**REVIEW MINUTES:**

J. Perry motioned to approve the minutes from July 17, 2025 with corrections

H. Henick seconded

Unanimously carried

**ADJOURNMENT:**

J. Perry motioned to adjourn at 7:30PM

P. Connell seconded the motion

Unanimously carried.

**NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, August 20, 2025, at 7:00 PM held at the Town Hall.

*Respectfully submitted,*

*Andrea Rookey*