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

**Held at the Clarkson Town Hall**

**Wednesday, September 3, 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:**

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: 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 read the Legal Notice aloud for the public present

C. Ziarniak presented the survey provided by W. Lamanna for the public present to inform them where the fence was proposed.

C. Ziarniak mentioned that the motive for the fence was for safety of W. Lamanna’s dogs and grandchildren.

H. Henick said that in prior meetings alternative options were discussed like lattice.

W. Lamanna said that it be 20,000 more for him to chose a fence with lattice according to his current contractor. He said that he is also worried that the lattice would not hold up due to the high winds.

Mike Brown from 304 Amy Ln said that he believes this will improve the look of W. Lamanna’s property and that he is in favor of the proposed fence.

Patricia Clark from 404 Benita Ln said that she doesn’t believe this would cause an obstruction of street view and she likes the look of the vinyl fencing.

C. Ziarniak asked if the Building Department had received any public comments regarding this project.

A. Rookey said no.

C. Ziarniak motioned to close the Public Hearing.

H. Henick seconded the motion

Unanimously carried

J. Perry said there are possible conditions if the board approves this application such as maintaining the fence in like-new condition.

H. Henick asked if they planned on putting some landscaping around the outside of the fence. W. Lamanna stated that his wife would like to

C. Ziarniak read the question for determination aloud.

C. Ziarniak said that safety and security would be a benefit that this fence would provide

C. Ziarniak said that when he explored the neighborhood, he had seen that this neighborhood has multiple houses that have this type of vinyl fencing and mentioned that he had seen a house on Debbie Ln that had a vinyl fence with relatively the same distance that W. Lamanna was proposing. He mentioned that he does not believe this would change the character of the neighborhood.

H. Henick said that driving through the neighborhood he had seen several vinyl fences, with the same style as well.

C. Ziarniak mentioned that the variance is substantial in terms of the fence not being open style.

C. Ziarniak said no

C. Ziarniak said no this is not self-created and corner lots are considered to have two front yards within Town code.

C. Mattison said that she believes adding landscaping will help improve the characteristics of the fence within the neighborhood.

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

J. Perry seconded

Unanimously carried

H. Henick motioned to approve the application with the following conditions.

Maintain the fence in like-new condition

Adding low growing shrubbery and curved garden beds surrounding the outside of the fence with the types of plantings at the discretion of the owner.

C. Mattison seconded

Unanimously carried

**NEW BUSINESS:**

Applicant: James & Linda Koenig

Property Owner: James & Linda Koenig

Address: 2659 Sweden Walker Rd

Zoning: RS-20

Applicant requesting an area variance for a garage less than 10ft from the property line not in accordance with Town Code 140-22D(1)(c)[2] Side: 10 feet.

L. Koenig said that they are requesting an 8ft variance.

H. Henick asked if they would be able to place the proposed garage any closer to the house.

L. Koenig said that there are currently a patio and pavement there.

J. Perry asked if they had a leach field.

L. Koenig said yes but it is on the North side of the property.

P. Connell asked about the square footage of the house.

L. Koenig said that the house was approximately 1900sqft

C. Ziarniak said that they need to know the exact distance to the lot line in order to make a determination because it looks like there are some discrepancies shown in reference to the lot lines. The board would like a new survey provided in order to make a determination because it is possible that it would decrease the substantiality of the variance.

J. Perry said that garage looked tucked back and away from the road and would not be too visible.

C. Ziarniak said that they need a more definite description of the type of garage style they are looking to place.

**REVIEW MINUTES:**

J. Perry motioned to approve the minutes from 8/20/2025 with corrections

C. Ziarniak seconded

Unanimously carried

**ADJOURNMENT:**

J. Perry motioned to adjourn at 8:09PM

C. Ziarniak seconded

Unanimously carried.

**NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, September 17, 2025, at 7:00 PM held at the Town Hall.

*Respectfully submitted,*

*Andrea Rookey*