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

**Held at the Clarkson Town Hall**

**Wednesday, August 20, 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.

**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 had mentioned that W. Lamanna had provided a new survey map

C. Ziarniak asked how far the fence would go out

W. Lamanna said 15ft

C. Ziarniak asked if this is outside the easement area

The Board members discussed the questions for determination with the applicant.

J. Perry asked why the fence would need to be 6ft

W. Lamanna said that it is for the safety of his grandchildren and dogs.

J. Perry asked if an open style fence would be something he is willing to do instead

W. Lamanna said that he prefers the privacy for his grandchildren

C. Ziarniak mentioned that safety of children can be seen as a benefit derived from this proposed variance

C. Ziarniak mentioned regarding the characteristic of the neighborhood that a lot of the neighborhood has this type of fencing.

H. Henick echoed this statement

C. Ziarniak mentioned there is other methods

C. Ziarniak mentioned that this is a substantial variance.

C. Ziarniak said that there is no environmental impact

C. Ziarniak said that it cannot be held against you that corner lots are considered to have two front yards but not everyone who has a dog needs a fence

W. Lamanna said that he would reach out to the contractor to see if they have the option to do lattice on top instead of having a full solid fence.

C. Ziarniak motioned for a public hearing on September 3, 2025 at 7:00pm.

J. Perry seconded the motion

Unanimously carried

**REVIEW MINUTES:**

H. Henick motioned to approve the minutes from 8/6/2025 with corrections

J. Perry seconded

Unanimously carried

**ADJOURNMENT:**

C. Ziarniak motioned to adjourn at 7:44Pm

J. Perry seconded

Unanimously carried

**NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, September 3, 2025, at 7:00 PM held at the Town Hall.

Respectfully submitted,

Andrea Rookey