

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING

**Held at the Clarkson Town Hall
Wednesday, November 19, 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*
Stephen Frosini, Code Enforcement*
Andrea Rookey, Building Department Clerk

Excused *

CALL TO ORDER:

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.

NEW BUSINESS:

Applicant: Bernard Hayes

Property Owner: Bernard Hayes

Address: 137 St. Katherine Way

Acres: 1.88 acres

Applicant requesting a second accessory structure on the property not in accordance with town code 140-18.2B(1) One accessory building shall be permitted on any residential lot in the Town of Clarkson

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

J. Perry asked if there would be any utilities going to the structure

B. Hayes said no

H. Henick said that the size of the structure would be 1536sqft and was wondering if this would be allowed because this looked like it could be more than the 25% of the land.

J. Perry wanted to double check with S. Frosini about a setback for the drainage easement.

B. Hayes said that the height to the peak would be roughly 24ft

H. Henick wanted to ask S. Frosini if the overhang would be included in the square footage.

J. Perry mentioned a potential that there is no electric or commercial use.

H. Henick mentioned that solar lights might be good on the structure for security.

J. Perry asked if B. Hayes could provide more detail on what the structure would look like.

H. Henick motioned for a Public Hearing on December 17, 2025, at 7:00PM

C. Mattison seconded

Unanimously carried

REVIEW MINUTES:

H. Henick motioned to approve the minutes from 10/15/2025

C. Mattison seconded

Unanimously carried

ADJOURNMENT:

H. Henick motioned to adjourn at 8:10PM

J. Perry seconded

Unanimously carried

NEXT MEETING:

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

Respectfully submitted,
Andrea Rookey