

**TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING**  
**Held at the Clarkson Town Hall**  
**Wednesday, December 3, 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:**

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: 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

C. Ziarniak asked for specific measurements to drainage easements edge and the lot lines

The board requested that J. P. Schepp attend

**REVIEW MINUTES:**

C. Mattison motioned to approve the minutes from 11/19/2025

H. Henick seconded

Unanimously carried

**ADJOURNMENT:**

C. Ziarniak motioned to adjourn at 7:48PM

C. Mattison seconded

Unanimously carried

**NEXT MEETING:**

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

Respectfully submitted,  
Andrea Rookey