

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, December 17, 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
J.P. Schepp, Town Engineer

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.

PUBLIC HEARING:

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 read the Legal Notice aloud the public present

B. Hayes stated that they would mainly want the secondary structure to keep his boat out of the yard.

C. Ziarniak asked if the structure would be at least 12ft from the south.

B. Hayes said yes.

C. Ziarniak asked what the height to the peak is

B. Hayes said that it would be 22'-24'

C. Ziarniak said that laws have changed with the DEC recently and this would affect his project due to the location.

J.P. Schepp explained the new DEC jurisdictional wetlands and that this applicant would need to first reach out to the DEC to determine if there are wetlands in the location of the secondary structure.

C. Ziarniak motioned to table the Public Hearing until they have a statement from the DEC regarding jurisdictional wetlands

H. Henick seconded

Unanimously carried.

REVIEW MINUTES:

C. Ziarniak motioned to approve the minutes from 12/3/2025

H. Henick seconded

Unanimously carried

ADJOURNMENT:

C. Ziarniak motioned to adjourn at 7:53PM

J. Perry seconded

Unanimously carried

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, January 7, 2026, at 7:00 PM held at the Town Hall.

Respectfully submitted,
Andrea Rookey