

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, March 4, 2026, 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.

NEW BUSINESS:

S. Fantuzzo was representing the applicant

C. Ziarniak noted that the section of the code referenced in the application for Telecommunication Towers, 140-16.1 no longer exists and is now 140-23.23 of the Clarkson Town code.

C. Ziarniak asked if the applicant could give a brief overview of the application

K. O'Toole said that Town Board approved a resolution to hire William P. Johnson to consult regarding the telecommunication tower application review.

C. Ziarniak read the following Town Board resolution #93.

2026-02-24
Clarkson Town Board Meeting

RESOLUTION #93

**Approve Professional Services Agreement- William P. Johnson
Radio Frequency Consultant Verizon Cell Tower 3186 Sweden Walker Road**

Introduced by Councilperson Guarino
Seconded by Councilperson Howlett

Whereas, it is expected that the Town's Planning Board and/or Zoning Board of Appeals will require the advice of a Radio Frequency (RF) professional services provider to offer advice regarding a pending application to construct a Cell Tower and related facilities to be located at 3186 Sweden Walker Road; and

Whereas, when this request is formalized, the Town wishes to retain the services of such a consultant; and

Whereas, William P. Johnson has offered to provide such services to the Town.

NOW, THEREFORE, BE IT RESOLVED:

Section 1. That the Town Board of the Town of Clarkson approves, and authorizes the Supervisor to sign, the Proposed Statement of Work of William P. Johnson to provide Radio Frequency engineering services for the proposed Cell Tower and related facilities located at 3186 Sweden Walker Road; and

Section 2. That this approval and authorization is conditioned upon the occurrence of the following events:

A. That the Planning Board or Zoning Board of Appeals request the services of a RF consultant; and

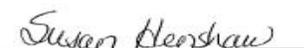
B. The applicant deposits an initial retainer of \$5,000 for this purpose, in addition to any fees or deposits required by law, with the Town.

VOTE OF THE BOARD

AYES: Supervisor Liotta, Councilpersons Guarino, Howlett and Mattison

NAYES: none

ABSENT: Councilperson DeLorme


Susan Henshaw
Clarkson Town Clerk

C. Ziarniak motioned that the Zoning Board of Appeals formally request the services of an RF Consultant to advise the Zoning Board of Appeals, the Planning Board and other Boards, if necessary, in regard to the application submitted by Bell Atlantic Mobile Systems for construction of a cell tower.

J. Perry seconded

Unanimously carried

C. Ziarniak said that his main concern is justifying the need for the telecommunication tower.

J. Perry asked for the distance of the cell tower to the new structure being built on J. Egan's property.

J. Egan said that the structure is roughly 500-600ft away from the proposed cell tower site.

S. Fantuzzo stated that they will add the new structure to the plans

S. Fantuzzo began his overview of the telecommunication tower project referencing tabs of the packet provided to the Zoning Board of Appeals. He explained that tab 'E' was referencing the RF justification, where they are looking for gaps in signal or capacity (an overuse of data). Signal and capacity are two factors of data they combine to create a search ring to identify the area that has a need. S. Fantuzzo said they have data on all sites showing they are all being overloaded. As well as data showing what it would look like once a cell tower is installed, the relief there will be on surrounding towers. He stated that pages 12 and 13 show the low band coverage and how the new site would help serve the area.

J. Perry asked if the tower would service 4G and 5G

S. Fantuzzo said yes, the tower would service both

C. Ziarniak asked if the search ring had decided the location of the cell tower

S. Fantuzzo said yes

S. Fantuzzo said that there were no other locations that they could co-locate off of to bridge the gap there is in the area.

C. Ziarniak stated that 20 years ago when the last cell tower was installed the gap was not as large

S. Fantuzzo said that most devices require data and lots of it so the gap increases

S. Fantuzzo stated that within the gap, J. Egan was the only interested party

C. Ziarniak asked if other companies can utilize this cell tower

S. Fantuzzo said yes, the FCC guidelines state they have to allow others to use the site to co-locate and this site has access for three companies

H. Henick asked if there would be a structure that goes with the cell tower

S. Fantuzzo said that they will only have equipment cabinets and a generator

S. Fantuzzo stated that there are wetlands that are limited to where the tower could go within the search ring. He said they originally wanted the tower more to the South, but their Biologist determined that there are wetlands in the South portion.

J. Egan stated that where they proposed to place the cell tower would have minimal impact on farming since the proposed area was tilled and not working well, it doesn't produce much from that area.

C. Ziarniak said that they would like to consider adding to the setback for the telecommunication tower.

The Board agreed that they would like a wider picture of the site showing buildings and lot lines

C. Ziarniak asked about the fall zone

S. Fantuzzo said that they can provide a fall zone, but the cell towers are designed with breaking points

H. Henick asked about the road access guidelines, if a turnaround is needed, and about fire access.

S. Frosini said that he will research those questions.

C. Ziarniak stated once the Board receives a review back from the RF engineer, they will have one more meeting before a Public Hearing is called for.

REVIEW MINUTES:

C. Mattison motioned to approve the minutes from 2/18/2026 as amended.

H. Henick seconded

Unanimously carried

ADJOURNMENT:

C. Ziarniak motioned to adjourn at 8:11PM

C. Mattison seconded

Unanimously carried

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, March 18, 2026, at 7:00 PM held at the Town Hall.

Respectfully submitted,
Andrea Rookey