

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, April 1, 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:

Applicant: Andria & Nick White
Property Owner: Andria & Nick White
Address: 7137 Ridge Rd

Applicant is requesting an area variance to allow a fence in a front yard setback on a corner lot, where the side yard is classified as a front yard under zoning code not in accordance with Clarkson Town codes 140-24-24.2D, Corner lots. Both sides abutting a street, road or highway shall be considered front yards and shall be subject to the front setback requirement and 140-24-24.6P wire fences including chain link fences, shall be prohibited between the front setback line and the highway right-of-way.

C. Ziarniak asked what the lengths of the fence are

N. White said 38ft by 47ft by 40ft

N. White said that the fence would be black coated chain-link fencing

H. Henick asked if the fence would be 4ft high

N. White said yes

C. Ziarniak asked if N. White could provide the distance of the fence to both roadways

N. White said that they would provide this

C. Ziarniak read the questions for determination aloud with the applicant's answers

1. What benefit will be derived by the applicant who is seeking this variance?

Applicant answered: "Fenced area with a doggie door so that the dogs can run free safely and when need to go out."

2. What undesirable changes will be produced in the character of the neighborhood by the granting of the area variance?

Applicant answered: "None. The neighbor West of us, also on the corner, has a fence close to the road. Ours would not be close to the road."

3. What other methods does the applicant have to achieve the benefit other than the area variance?

Applicant answered: "None."

4. Is the requested area variance substantial?

Applicant answered: "Yes."

5. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

Applicant answered: "No."

6. Was the alleged difficulty self-created? Note: If the difficulty was self-created, it is relevant to the decision of the ZBA but does not necessarily preclude the granting of an area variance.

Applicant answered: "No."

J. Perry said the side of the house would be roughly 200ft from Gallup Rd

S. Frosini said that from his Near Maps program it is calculated to be 134ft from the fence to Ridge Rd is 128ft

H. Henick said that going North there is a buffer

C. Ziarniak reiterated that this would be for the safety of the dogs, as A. White stated in the past one of their dogs were hit on Ridge Rd and died

C. Ziarniak said as far as the characteristic of the neighborhood other neighbors have the same type of fencing

C. Ziarniak motioned to hold a Public Hearing on May 6th

J. Perry seconded

Unanimously carried.

OLD BUSINESS:

Applicant: James & Linda Koenig

Property Owner: James & Linda Koenig

Address: 2659 Sweden Walker Rd

Zoning: RS20

Applicant requesting an area variance for a garage less than 10ft from the property line not in accordance with Clarkson Town code 14022D(1)(c)[2] Side: 10 feet

L. Koenig stated that they updated the survey map from the last time she attended a Zoning Board meeting as well as the size of the garage

S. Frosini mentioned the size if the garage is too large according to Clarkson Town Code 140-26-23.5B(1)(d) No such building shall be larger than 25% of the square footage of the main building or habitable floor area of the residence upon such lot, or 2% of the lot size, whichever is larger. In no case shall the accessory building exceeded 2,500 square feet in size. Agricultural buildings on working farms are exempt.

C. Ziarniak mentioned they will include this code on the Public Hearing request for variances

C. Ziarniak read the questions for determination aloud with the applicants answers

1. What benefit will be derived by the applicant who is seeking this variance?

Applicant answered: "Gain a garage."

2. What undesirable changes will be produced in the character of the neighborhood by the granting of the area variance?

Applicant answered: "None."

3. What other methods does the applicant have to achieve the benefit other than the area variance?

Applicant answered: "None-it's the only place that it can be built and use the existing driveway."

4. Is the requested area variance substantial?

Applicant answered: "We are requesting an 8ft variance, leaving 2ft between garage and over existing fence on property line."

5. Will the proposed variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood?

Applicant answered: "No-6ft stockade fence and tall bushes already exist."

6. Was the alleged difficulty self-created? Note: If the difficulty was self-created, it is relevant to the decision of the ZBA but does not necessarily preclude the granting of an area variance.

Applicant answered: "No."

C. Ziarniak mentioned a potential condition of getting rid of the shed

H. Henick asked if the shed would affect the drainage

S. Frosini said that he would look into this

C. Ziarniak asked for a detailed rendering with colors and materials of this garage.

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

L. Koenig said that there would be electricity going to the garage

J. Perry mentioned potential conditions of downlighting and no commercial use

H. Henick motioned to hold a Public Hearing on May 6th

C. Mattison seconded

Unanimously carried

REVIEW MINUTES:

H. Henick motioned to approve the minutes from 3/18/2026 with a correction

P. Connell seconded

Unanimously carried

ADJOURNMENT:

C. Ziarniak motioned to adjourn at 8:00PM

J. Perry seconded

Unanimously carried

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, April 15, 2026, at 7:00 PM held at the Town Hall.

Respectfully submitted,
Andrea Rookey