

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, April 15 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: Artur Berezynyak
Property Owner: Artur Berezynyak
Address: 300 Amy Lane
Zoning: RS-10

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

A. Berezynyak stated the existing fence is outlined in green

A. Berezynyak stated there is a 3ft existing fence in the side yard and a 6ft privacy fence in the rear

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: "Privacy for my family including wife and child, and future pet dog."

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

Applicant answered: "No undesirable changes."

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

Applicant answered: "not applicable."

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 it will not."

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, because this is a corner lot"

C. Ziarniak noted that the dotted line on the survey is where the existing fence is and where the proposed 6fty privacy fence would be placed

C. Ziarniak stated that the board would like a photo of what type of fence the applicant is seeking and a material list.

J. Perry mentioned a few types of fencing that are less likely to look like a wall and might be more favorable

C. Ziarniak said a board-on-board style fence might be more closely related to the open fence portion of the code

C. Ziarniak motioned for a Public Hearing on May 20th

J. Perry seconded

Unanimously carried

REVIEW MINUTES:

No minutes were approved at this time

ADJOURNMENT:

C. Ziarniak motioned to adjourn at 7:49PM

C. Mattison seconded

Unanimously carried

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, May 6, 2026, at 7:00 PM held at the Town Hall.

Respectfully submitted,
Andrea Rookey