

**TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING**

**Held at the Clarkson Town Hall  
Wednesday, 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.

**PUBLIC HEARING:**

Applicant: Artur Bereznyak

Property Owner: Artur Bereznyak

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

C. Ziarniak read the legal notice a loud for the public present

A. Bereznyak said he has a 3ft fence and would like to replace it with a 6ft and 5ft of it would be solid and 1ft of the fence lattice and would like to landscape. He stated that his main concern is to keep his child safe and future dog safe.

C. Ziarniak asked about gates

A. Bereznyak said that he would like to match gate with the current gate on the other side

C. Ziarniak opened the public hearing to the public

Hilda and John Singleton stated that they are in favor of the new fence

C. Ziarniak motioned to close the Public Hearing

H. Henik seconded

Unanimously carried

H. Henick said that the renderings were pleasing and that this would not be an undesirable change to the neighborhood and should be considered an enhancement

C. Ziarniak asked if there were any other benefits derived other than safety

A. Bereznyak said no, safety is their main concern

C. Ziarniak stated that he does not feel that there are any other methods to achieve safety

J. Perry wanted to mention that Gilmore is a heavily trafficked road

C. Ziarniak stated that he felt that this does not present any environmental concern

C. Ziarniak agrees with the applicants' answer

C. Mattison said two potential conditions for the fence to remain in like-new condition and to add landscaping similar to the rendering

C. Ziarniak motioned SEQR is a type II action and not subject to further environmental review

C. Mattison seconded

Unanimously carried

H. Henick motioned to approve 6ft fence with 5ft being solid with 1ft of lattice with the following conditions,

Like-new condition

Landscaping to be installed similar to the rendering provided

J. Perry seconded

Unanimously carried

**OPEN FORUM:**

Applicant: Terry Wood & Carmella Strathopoulos

Property Owner: PB Clarkson LLC

Address: 3670 Lake Rd

Millhouse restaurant sign update

Terry Wood said that the previous sign on the South side of the building only said “restaurant” and would like it to be “Millhouse”

J. Perry asked if they were changing the lighting

T. Wood said that they can add up and down lighting

T. Wood said that they are presenting two signs that are under the maximum square footage

C. Ziarniak motioned that board agrees that this is an “apples to apples” situation

C. Mattison seconded

Unanimously carried

**NEW BUSINESS:**

Applicant: Harsch Crisp Seaman Memorial Association

Property Owner: Harsch Crisp Seaman Memorial Association

Address: 222 West Ave

Zoning: MU-O

Applicant is requesting an area variance for a digital sign to replace the current sign not in accordance with Town of Clarkson Code 140-24.24.13F(1) Prohibited signs.(1) Digital signs shall be prohibited in the Town of Clarkson.

C. Ziarniak said the only digital sign currently is speedway

J. Cangen said that the current sign letters blow off and they hold a lot of and would like to change the sign to a digital one. The top of the sign would be constant, and the bottom half would be programmed to show the vets club events.

H. Henick asked if the sign was double sided

J. Cangen said yes

J. Perry said that he is concerned about the brightness of the sign

J. Cangen said that the sign adapts to the lighting outside and they can dim the sign and even turn it off at night

C. Ziarniak motioned to hold a Public Hearing on June 17, 2026

H. Henick seconded

Unanimously carried

**REVIEW MINUTES:**

C. Mattison motioned to approve the minutes from 5/6/2026 with corrections

J. Perry seconded

Unanimously carried

**ADJOURNMENT:**

C. Ziarniak motioned to adjourn at 8:20PM

J. Perry seconded  
Unanimously carried

**NEXT MEETING:**

The next meeting of the Zoning Board of Appeals will be Wednesday, June 3, 2026, at 7:00 PM held at the Town Hall.

Respectfully submitted, Andrea Rookey