

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, June 3, 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: Cody Armes
Property Owner: Cody Armes
Address: 1640 Lawrence Rd
Acres: 1.04

Applicant requesting an area variance for a 32'x48' pole barn on his property, not in accordance with Town Code 140-23-23.5B(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

C. Ziarniak read the Legal Notice aloud

No public was present

C. Armes said that he is seeking approval of a 32' x 48' pole barn that is 15ft from the rear property line and 55ft from the South property line.

H. Henick asked what the height of the pole barn is.

C. Armes said 17.5ft tall

C. Ziarniak asked about lighting

C. Armes said that he will be placing downward facing flood lights.

C. Ziarniak open the Public Hearing

C. Ziarniak asked if there have been any correspondence regarding this proposed barn

A. Rookey said No.

C. Ziarniak motioned to close the Public Hearing

H. Henick seconded

Unanimously carried

H. Henick said that 2% of the acreage of 1.04 was 900sqft. The proposed barn is 1500sqft and would be a variance for 636sqft, more than the current allowance of 900sqft.

J. Perry read the questions for determination,

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

Applicant answered "Additional storage of tools, recreational vehicles, boots, snowmobiles, etc."

C. Ziarniak asked C. Armes to further explain the benefit.

C. Armes stated that he would be able to consolidate his belongings.

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

Applicant answered "Unknown"

J. Perry stated that this proposed barn is pushed back as far as code will allow it to go and the height is within code.

C. Ziarniak asked if DOT is aware of the new driveway location

C. Armes said yes, a map was provided to them.

C. Ziarniak noted that the approval letter for the driveway from DOT was received.

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

Applicant answered "Potentially smaller building"

C. Armes stated that he felt like the size he has proposed would suit his needs

4. Is the requested area variance substantial?

Applicant answered "Yes for the size barn requested"

J. Perry noted that he could choose to do a smaller barn but have an overhang for storage

C. Armes said that he is not fond of the overhang due to rodents and being next door to a farm field.

C. Ziarniak stated that the variance was roughly 35% larger than what is allowed by code in reference to the variance being substantial.

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

Applicant answered "Not to my knowledge"

H. Henick asked how long the resident has resided at this location.

C. Armes said that this house has been in the family since the 60's

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 "N/A or unknown"

C. Ziarniak said that this could be considered self created due to him owning so many items.

C. Armes said that he agrees

J. Perry mentioned potential conditions for no commercial use and no additions or alterations to the barn shall be permitted

C. Mattison said that she felt that the barn was set further back and thought it would be unnecessary to have a condition for landscaping.

J. Perry agreed.

C. Ziarniak motioned that SEQR was determined a type II action

C. Mattison seconded

Unanimously carried

C. Mattison motioned to approve the pole barn as proposed with the following conditions:

1. No commercial use
2. No additions or alterations shall be permitted
3. The pole barn shall be maintained in like new condition
4. Lighting added shall be down lighting over service doors and the main door
5. Storage must be stored within the barn except for the landscape trailer for 6 months out of each year and the snow mobile trailer can remain out of the pole barn all year long
6. No other accessory structures shall be allowed on the property

P. Connell seconded

Unanimously carried

REVIEW MINUTES:

H. Henick motioned to approve the minutes from 5/20/2026 with corrections

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, June 17, 2026, at 7:00 PM held at the Town Hall.

Respectfully submitted, Andrea Rookey