

TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING

**Held at the Clarkson Town Hall
Wednesday, August 5, 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
Scott Mattison, Town Engineer

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.

OLD BUSINESS:

Applicant: Bell Atlantic Mobile Systems

Property Owner: John & Mary Egan

Address: 055.01-1-36.221 Near 3186 Sweden Walker Rd

Acres: 120.58

Applicant requesting a special use permit to construct and operate a wireless telecommunications facility. The facility consists of a 155' monopole tower and wireless telecommunications antennas and associated exterior equipment cabinets

C. Ziarniak mentioned that this meeting is not a public hearing so there is not an opportunity for the public to comment

C. Ziarniak asked Bill Johnson, the RF Engineer hired to consult on behalf of the the town to review the Radio Frequency plans to address whether the applicant subkitted all required documents and enough data to show that the alternate locations and also asked if they provided enough information to show the need for the telecommunication tower

S. Fantuzzo said that there is a new landscaping plan in the works, the tower is now 50ft to the North as a result of the public comment received during the Planning Board public hearing and this was within the required setbacks. He also stated that Costich is trying to find a middle ground for the landscape plan

S. Mattison said that they have been in contact, MRB would like more of a variety of trees and to change the side the buffering is on

B. Johnson said that the telecommunication tower is treated like a utility because the resource is important to the public due to the heavy utilization. He stated that there is reasoning to need a tower based on significance, if there is no signal in the area, it is significant but having no signal in a building alone is not a significant reason. The telecommunication tower company is required to provide how they will meet the minimally intrusive way to bridge the gap. There is complete coverage in the full area but not enough bandwidth to reach the entirety. When there is a gap, a new tower will help stop the connections from jumping from tower to tower to keep connection. This can affect emergency calls as well. The surrounding towers are currently at max capacity.

S. Fantuzzo said that surrounding sites where the tower could go were reached multiple times and none responded or said yes to having the tower placed on their property. They make house calls two- three times and leave and send letters and send a certified letter to make sure the residents are aware they are interested in their property. If residents feel that there is alternate location that would be better suited, then they should get in contact with the telecommunication tower.

J. Perry asked how many feet the tower could be moved without affecting the frequency.
B. Johnson answered roughly 50- 200ft.
C. Ziarniak asked if B. Johnson thought there was an alternate location that would be more ideal.
B. Johnson said no because all the surrounding properties either said no or did not respond. That is why the telecommunication company states that if anyone feels that there is an alternate location that will work better then they would need to speak to them.
P. Connell asked if they are allowed in the surrounding wetlands
B. Johnson said that there are laws to which it is allowed but access can be difficult and not beneficial
C. Ziarniak asked if they moved it within the parcel somewhere else
B. Johnson said that a new propagation would need to be provided to give the analysis
S. Fantuzzo said that the owner has wetlands which are posing a restriction. He also said that the owner has rights to their own land and basically determines where the tower will be placed and there is farmland that he does not want to disturb. The original proposal was more to the South.
C. Ziarniak asked if this could be located more South
J. Egan said that moving it to the South would affect four residents more rather than just one
C. Ziarniak asked if J. Egan would consider the alternate locations circled on the property that the board has selected
J. Egan said that he would consider it and that the location he chose was more visually appealing and less impactful to agriculture.

NEW BUSINESS:

Applicant: Maribel Alfaro

Property Owner: Lemuel Alfaro

Address: 72 Lawrence Rd

Applicant requesting a special permit for a customary home occupation for a jewelry business specialized for customers, out of the barn on the property.

C. Ziarniak read the customary home occupation proposal aloud, the proposal stated that it was a custom jewelry store for energy and soul healing. The store would be by appointment only to provide the consumer with jewelry fit to their needs

J. Perry asked what the hours of operation would be

M. Alfaro said

J. Perry asked if there would be signage

M. Alfaro said she does not want signage

C. Ziarniak motioned for a Public Hearing on September 2

C. Mattison seconded

Unanimously carried

REVIEW MINUTES:

C. Ziarniak motioned to approve the minutes from 7/15/2026

J. Perry seconded

Unanimously carried

ADJOURNMENT:

C. Ziarniak motioned to adjourn at 8:47PM

P. Connell seconded

Unanimously carried

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, August 19, 2026, at 7:00 PM, held at the Town Hall.

Respectfully submitted, Andrea Rookey