**TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING**
**Held at the Clarkson Town Hall**
**Wednesday, September 16, 2026, at 7:00 PM**

| **Board Members** | **Support Staff** | |
|---|---|---|
| Conrad Ziarniak, Chairperson | Keith O'Toole, Town Attorney* | Excused * |
| Joseph Perry | Stephen Frosini, Code Enforcement* | |
| Howard Henick | Andrea Bernier, Building Department Clerk | |
| Peter Connell | Scott Mattison, Town Engineer* | |
| Colleen Mattison | | |

## 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: Maribel Alfaro
Property Owner: Lemuel Alfaro
Address: 722 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.

Patricia Graiddo said that she is a partner in the customary home occupation who also lives in the home. She is requesting to create jewelry and sell jewelry in the barn through personal one on one sessions with clients.
C. Ziarniak asked where the clients would park.
P. Graiddo said that the clients would pull in towards the barn and turn 180 degrees to pull out of the driveway to leave. This would prevent clients from backing out into traffic.
C. Ziarniak said that a concern of his was that he did not feel it would be safe if clients parked on Lawrence Rd.
P. Graiddo said that the homeowners wouldn't want clients to park on Lawrence Rd either.
C. Ziarniak read the criteria for a customary home occupation allowed to the public present as follows.
C. Ziarniak commented that this business is related to art
C. Ziarniak said that there would not be car repairs done here
C, Ziarniak said that this home occupation would be within the residence and that both ladies within the business live in the residence and do not plan on hiring anyone else.
C. Ziarniak said that they are not proposing to make an exterior change to the home.
C. Ziarniak reiterated that the applicant would not need to have exterior storage as the barn was enough space.
C. Ziarniak said this work would not produce noise, glare or smoke.
C. Ziarniak said there would be no deliveries
J. Perry asked about outdoor lighting
P. Graiddo said that there would not be any signage or lighting fit for a business
J. Perry asked about the driveway being plowed.
P. Graiddo said that they have family members that live in the home that need the driveway to be plowed and salted to get in and out, so they take extra care of clearing the driveway in the winter.
C. Ziarniak asked to verify that the clients would have to make an appointment to go to the customary home occupation.

P. Graiddo said yes.
C. Ziarniak asked what the hours of operation would be.
P. Graiddo said that the hours of operation would be from 10am to 4pm and no weekends.
C. Ziarniak asked what the max number of clients would be.
P. Graiddo replied two clients.

C. Ziarniak motioned that SEQR was determined a type two action not subject to further environmental review.
H. Henick seconded.
Unanimously carried.

J. Perry motioned to approve the customary home occupation with the following conditions:

1. No exterior illuminated or non-illuminated advertising with the exclusion of security lighting.
2. Pending inspection from the Building Inspector relating to the barn interior construction
3. Hours of operation will be from 10am to 4pm and no weekends by appointment only.
4. The customary home occupation expires with the sale of the home.

P. Connell seconded.
Unanimously carried.

**NEW BUSINESS:**
Applicant: Emilio Sebastian
Property Owner: Jubilee Christian Church
Address: 3565 Lake Rd
Zoning: MU-R
Applicant requesting an area variance for a secondary accessory structure for a storage shed for Jubilee Christian Church not in accordance with Clarkson Town Code 140-23-23.5B (1) One accessory building shall be permitted on any residential lot in the Town of Clarkson

C. Ziarniak said that there is an accessory structure on the property already and the new proposed structure meets the required setbacks to not require another type of area variance.
E. Sebastian said the community hygiene bank uses the structure already on the property and they would like another structure to store items incidental to the church and yard separate from products for hygiene.
H. Henick asked about electric to the secondary accessory structure.
E. Sebastian said that eventually they would like to add lighting due to the size for visibility in the structure.
C. Ziarniak asked that a rendering of the shed be provided.
E. Sebastian said that they would provide that.
C. Ziarniak asked if the roof would be metal.
E. Sebastian said yes.
H. Henick asked what the height of the shed would be.
E. Sebastian said the height is 12ft.
C. Ziarniak asked if specs could be provided to the board.
E. Sebastian said yes.

C. Ziarniak motioned for a Public Hearing on October 7th at 7:00pm.
H. Henick seconded.
Unanimously carried.

**REVIEW MINUTES:**

C. Mattison motioned to approve the minutes from 9/2/2026.
P. Connell seconded.
Unanimously carried.

**ADJOURNMENT:**

C. Ziarniak motioned to adjourn at 7:56PM.
J. Perry seconded.
Unanimously carried.

**NEXT MEETING:**

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

Respectfully submitted, Andrea Bernier