TOWN OF CLARKSON ZONING BOARD OF APPEALS MEETING
Held at the Clarkson Town Hall
Wednesday, September 2, 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.

NEW BUSINESS:

Applicant: John Toal
Property Owner: John Toal
Address: 2665 Clarkson Parma TL Rd
Applicant is requesting a detached garage within the front setback not in accordance with Clarkson Town Code 140-23-23.5A (3) Front Yards. They shall not be located in any required front yard area.
C. Ziarniak read the application aloud and reviewed the instrument survey provided with the board members.
C. Ziarniak mentioned the detached garage will be behind the 75ft setback from the road right of way.
C. Ziarniak asked how big the garage would be.
J. Toal said that the garage is 24ft by 30ft but with the porch included it would be 24ft by 38ft.
C. Ziarniak asked if J. Toal already had a garage.
J. Toal said yes.
C. Ziarniak asked what the garage would be used for.
J. Toal said the garage would be used for larger things like his tractor, log splitter and other tools.
C. Ziarniak asked if he would extend the driveway turn-around.
J., Toal said yes.
J. Perry asked if there would be utilities going to the garage.
J. Toal said only electricity.
J. Perry asked if there would be any outdoor lighting.
J. Toal said there would be outdoor lighting on the front porch garage.
C. Ziarniak requested that J. Toal provide the distance from the corner of the property, so the board is able to identify the exact location.
C. Ziarniak motioned for a Public Hearing on October 7 with the condition that the measurements are submitted prior.
C. Mattison seconded.
Unanimously carried.

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.
C. Ziarniak motioned to table the Public Hearing to September 16th.
C. Mattison seconded.
Unanimously carried.

REVIEW MINUTES:

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

ADJOURNMENT:

C. Ziarniak motioned to adjourn at 7:45PM.
J. Perry seconded.
Unanimously carried.

NEXT MEETING:

The next meeting of the Zoning Board of Appeals will be Wednesday, September 16, 2026, at 7:00 PM held at the Town Hall.

Respectfully submitted, Andrea Bernier