

**TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES**

**Held at Clarkson Town Hall**

**Tuesday, January 6, 2026, at 7:00 PM**

**Board Members**

John Jackson, Chairperson  
Dave Virgilio  
Daryl Fleischer  
Patrick Didas  
Paul Egan

**Support Board Members**

Keith O'Toole, Town Attorney  
J.P. Schepp, Town Engineer  
Stephen Frosini, Bldg. Inspector  
Andrea Rookey, Bldg. Dept. Clerk

\* Excused

**CALL TO ORDER:**

J. Jackson called the Planning Board meeting to order at 7:00PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

**PUBLIC HEARING:**

Applicant: Applicant: Harold & Melissa Vanskiver  
Property Owner: Harold & Melissa Vanskiver  
Address: 8597 & 8575 Ridge Rd  
Acres: 6.05

Applicant requesting to subdivide off a portion of 8575 Ridge Rd, creating 0.415 acres parcel with the existing house and a 1.747-acre parcel of the remaining lands. The remaining lands shall have 31.4' +/- road frontage along Ridge Rd. This application is for the subdivision of one parcel into two only, no new development is being proposed.

J. Jackson read the Legal Notice for the public present

D. Matt said that this application is only to subdivide off the house and create a flag lot with the property behind

J. P. Schepp said that the proposed subdivision won't have issue with the leach bed

J. Jackson motioned to open the public hearing

No public spoke

J. Jackson motioned to close the public hearing

D. Virgilio seconded

Unanimously carried

J. Jackson motioned that SEQR was determined an unlisted action with a negative declaration

D. Fleischer seconded

Unanimously carried

D. Fleischer motioned to approve the application as submitted

D. Virgilio seconded

Unanimously carried

**NEW BUSINESS:**

Applicant: Lee Hicks

Property Owner: Lee Hicks

Address: 7978 Ridge Rd

Acres: 3.68

Applicant requesting to sell cars from his current lot behind the repair shop.

L. Hicks said that now zoning has changed and would like to sell cars now

D. Fleischer asked how many cars he'd would like to sell in that area that is proposed

L. Hicks said that it wouldn't be many cars and would eventually like to expand to the field next to him.

J. Jackson asked where the sales would be made

L. Hicks said that they would be made in the back lower portion of where his shop is located.

D. Virgilio asked about signage

L. Hicks said that it would all be under the name Big Time

J. Jackson asked about hours'

L. Hicks said that it would be the same as the auto shop.

J. Jackson said that the board would like to know the exact number of cars

J.P. Schepp and K. O'Toole suggested that the Board needs an engineered site plan, and that commercial properties need to be paved for safety and ingress and egress need to be addressed.

J. Jackson reiterated that the board would like to know where the customers will park and the number and where handicap parking is as well.

**NEW BUSINESS:**

Applicant: Jeff Cook

Property Owner: Jeff Cook

Address: 040.03-1-28.2 Lake Rd

Acres: 111.4

Applicant requesting a 178 lot subdivision for construction of single-family homes while maintain 47.3 acres of creek, floodplain, and forested area which will be unmaintained passive recreation areas.

M. Tomlinson stated that this project started with a predevelopment meeting and they are still working to narrow down what the board thinks would best fit Clarkson. A plan labeled Average Density, a type of cluster development, was shown with lots that are 70'x150'. With this set of plans the applicant would like to seek relief from the required RS-10 frontage by 10ft, going from 40' to 30' and relief from the lot width from 75' to 70'.

The board had mentioned their concerns with the lots being close together and unsure that they would be able to fit two cars in a driveway, which also raised the concern that there is no off-street parking in the Winter months.

J. Jackson mentioned that for projects similar to this sidewalks and lighting were requirements.

M. Tomlinson said that they could add sidewalks to one side of the road and asked if they would want lighting at just the intersection or throughout

J. Jackson replied they would like lighting throughout the development

D. Virgilio asked why they are asking for relief from the required frontage in the Average Density set of plans.

M. Tomlinson said that they figured that residents would rather have more space to be able to utilize in the rear yard because nothing is permitted in the front yard. They also said that it would be less costly to run utility lines and driveways.

D. Fleischer asked if they would be building the homes first and then sell them or sell the lots and then build the homes.

J. Cook said that they would build some model homes and then sell the lots to be built on determined by the design that the owners would like.

P. Didas asked if J. Cook has any built or approved projects like this.

J. Cook said that he had just got approval in Geneva and would be starting in February.

M. Tomlinson said that they would like to phase this project with phase A being the first connection of Woodstock Ln to Lake Rd.

A second plan was shown labeled Conventional that meets all requirements of the RS-10 district.

The Board stated that they still felt like the lots were still close together. They also had some concern about getting sewer to the proposed cul-de-sac

The board said that they are looking for the normal size lots.

J. Jackson said that it is a general consensus that they are in favor of a Conventional Design rather than the Average Density Design.

**REVIEW OF MINUTES:**

D. Fleischer motioned to approve the minutes from

P. Didas seconded

Unanimously carried

**ADJOURNMENT:**

J. Jackson motioned to adjourn at 8:43PM

D. Fleischer seconded

Unanimously carried

**NEXT MEETING:**

The next scheduled meeting of the Planning Board will be on Tuesday, January 20, 2026, at 7:00 PM, at the Town Hall.

*Respectfully submitted,*

*Andrea Rookey*