

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

Held at Clarkson Town Hall

Tuesday, April 7, 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.

NEW BUSINESS:

Applicant: John B. Martin & Sons Farm, Inc.

Owner: John B. Martin & Sons Farm, Inc.

Address: 1983 Sweden Walker Rd

Acres:137.44

Applicant requesting a two-lot subdivision creating a lot with house and outbuilding to separate from active farming on parcel.

R. Maeir said that owner wants to move the line further West to 3 acres for lot 1

J. Jackson asked if the silo would be in lot 1

R. Maier said yes

J. Jackson read J.P. Schepp's comments, 1. It would be helpful to include a table showing the existing zoning (RS-20) and related bulk dimensions requirements for the proposed lots. 2. Lot 1 does not meet the required front setback, however this is a pre-existing condition. 3. The setback for the silo west of lot 1 should be shown, I believe the required setback is most appropriately considered a side setback. In any event, lot 1 could be modified to meet a rear setback, if needed.

J. Jackson motioned for a Public Hearing on May 19, 2026 at 7:00PM

D. Fleischer seconded

Unanimously carried

NEW BUSINESS:

Applicant: Brightly Family AG Properties

Owner: Brightly Family AG Properties

Address: 925 Drake Rd

Acres: 142

Applicant requesting a 3-lot subdivision, 3 acres with house to be sold to the neighbor to the north remaining lands to be farmed.

J. Jackson read J.P. Schepps comments: 1. It would be helpful to include a table showing the existing zone (RS-20) and related bulk dimensions requirements for the proposed three lots. 2. The house detail for Lot 1 is confusing since it appears to be located on lot 2. It may be more clear to move the detail off from the subdivision portion of the drawing. 3. Proposed lot 3 is a flag lot. A note should be noted that it is not approved for building. 4. The existing house and structures on 907 Drake Road should be shown, in the event that any encroachments or concerns can be corrected at this time.

J. Jackson motioned for a Public Hearing on May 19, 2026 at 7:00PM

D. Fleischer seconded

Unanimously carried

REVIEW OF MINUTES:

D. Virgilio motioned to approve the minutes from 3/3/2026

D. Fleischer seconded

Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 7:45pm

P. Didas seconded

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, April 21, 2026, at 7:00 PM, at the Town Hall.

*Respectfully submitted,
Andrea Rookey*