

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

**Held at Clarkson Town Hall
Tuesday, May 5, 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: 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.

J. Jackson read the legal notice aloud for the public present

R. Maier provided a new map for the Board members showing changes per J.P. Schepps comments and the silo remaining with the house.

J. Jackson opened the Public Hearing for public comment

*No public comment

J. Jackson motioned to close the Public Hearing

D. Fleischer seconded

Unanimously carried

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

D. Fleischer seconded

Unanimously carried

D. Virgilio motioned to approve the application, a two-lot subdivision creating a lot with house and silo to separate from active farming on parcel.

J. Jackson seconded

Unanimously carried

PUBLIC HEARING:

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 the legal notice aloud for the public present

R. Maier stated that he addressed comments from Monroe County DRC and J.P. Schepp

J. Jackson opened the Public Hearing for public comment

J. Straub asked if the addressed comment from J.P. Schepp regarding the lot created being labeled not building if the lot would remain unbuildable

J.P. Schepp stated this is standard for a created lot without a site plan, it would need to have an approved site plan to be buildable.

J. Jackson motioned to close the Public Hearing

D. Fleischer seconded

Unanimously carried

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

D. Fleischer seconded

Unanimously carried

D. Fleischer motioned to approve the application for a 3-lot subdivision, 3 acres with house to be sold to the neighbor to the north remaining lands to be farmed.

D. Virgilio seconded

Unanimously carried

NEW BUSINESS:

Applicant: Gerald Archibald

Property Owner: Oak Orchard Community Health

Address: 300 West Ave

Zoning: Mixed use Office

Acres: 4.21

Applicant requesting site plan approval for a 1,500sf building expansion on the NE corner of the existing facility

Z. Wescoff from Marathon was representing the application for Oak Orchard

Z. Wescoff stated that this expansion proposed would be to accommodate the need for behavioral health patients. This proposal has no changes to the lighting, landscaping or traffic pattern changes.

J. Jackson asked how many parking spaces there were

Z. Wescoff said that there are 146 parking spaces

J. Jackson asked how many spaces are required

Z. Wescoff stated 81 parking spaces

J. P. Schepp said that the number of parking spaces there and needed should be included in the plans

J. Jackson about lighting over the entrances

Z. Wescoff said that there are no parking lot lighting changes, but they can add a lighting soffit over the new entrance like the other doors currently have

J. Jackson motioned to hold a Public Hearing on June 16 at 6:00PM

D. Fleischer seconded

Unanimously carried

OLD BUSINESS:

Applicant: Sal Marascio

Property Owner: Sal Marascio

Address: 8388 Ridge Rd

Zoning: Mixed use residential within the Historic Overlay District.

Acres:0.58

Applicant requesting site plan approval of a change in use from an auto repair shop to a gas station.

J. Jackson asked about signage

S. Marascio said they will not be adding signage to the building or canopies, the Historic Preservation Board was against both. Though the current sign will be updated

J. Jackson asked how many pumps would be at the canopies

S. Marascio said that there would be 4 pumps

J. P. Schepp provided comments for the plans:

1. The rendering drawing A-7 REV. shows the address as 8382, rather than 8388 Ridge Road

2. The text is not legible on the site plans shown on Z-1 and Z-2.

3. A site demolition plan should be provided.

4. A grading plan should be provided.

5. A site lighting plan should be provided. The lighting plan for the canopies on SP-2 are not labeled appropriately, do not match the luminary diagrams and overlap inappropriately. The lighting plan should include any lighting at the road entrances, building entrances and pedestrian areas.

6. The trash enclosure is not labeled on the site plan. The detail on drawing SP-1 does not show material of construction, height and other relevant details.

7. The location of the site improvements shown on drawing Z-3 are not clearly identified on the site plans.

8. A utility plan should be provided.

9. The site plan should accurately show the configuration of the sidewalks, tree-lawns, crosswalks, utility poles, signs, etc. in the road rights-of-way.

10. The state road names and numbers should be shown.

11. An erosion and sediment control plan should be provided. The only element shown is for a topsoil stockpile.

12. The NYS Stormwater Management Design Manual recommends for redevelopment activities that efforts be made to maximize stormwater quality and runoff reduction efforts. None are provided.

13. A landscaping plan should be provided.

14. The planning board should consider buffering on the west and north property lines and related details.

15. The plans should include the Town of Clarkson Standard Plan Notes.

16. The approval block on drawing A-0 should be in accordance with the Town of Clarkson Design Standards.

17. A traffic impact report should be provided.

18. An ingress and egress plan should be shown for fire access lanes, customers and fuel deliveries.

Improvements to the road entrances may be needed and will require approval by the NYSDOT.

19. The location and detail of bollards and curbs at the fuel dispensers should be shown.

The board asked that an engineer be in attendance for the next meeting and that the comments are addressed from J.P. Schepp.

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 to construct and operate a wireless telecommunications facility. The facility is consisted of a 155' monopole tower and wireless telecommunications antennas and associated exterior equipment cabinets

P. Egan recused himself from the meeting

J. Jackson asked about a fence

S. Fantuzzo said that they have a 6ft chain-link fence with 1ft of barbed wire
Sherry Bodner, a neighbor located at Sweden walker rd. said that she thinks the proposed fence would like obnoxious

D. Virgilio said that the green slats discussed in the previous meeting may make this more obvious because this is in the middle of a farmers field

J. Jackson suggested that a landscape architect be hired from MRB to help provide a better landscape plan.

S. Bodner said that she was also wondering if the telecommunication tower could be moved more to the North since the current spot is visible from her house

J.P. Schepp suggested that they would have more room for the telecommunication tower to shift to the North with respect to the required fall zone for the tower.

J. Jackson motioned for a Public Hearing on June 16 at 6:00PM

D. Fleischer seconded

Unanimously carried

REVIEW OF MINUTES:

J. Jackson motioned to approve the corrected minutes from 4/7/2026

D. Fleischer seconded

Unanimously carried

J. Jackson motioned to approve the minutes from 4/21/2026

P. Didas seconded

Unanimously carried

ADJOURNMENT:

J. Jackson motioned to adjourn at 8:05PM

D. Fleischer seconded

Unanimously carried

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, May 19, 2026, at 7:00 PM, at the Town Hall.

Respectfully submitted,

Andrea Rookey