TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, November 3, 2026, at 7:00 PM

Board Members	**Support Board Members**
John Jackson, Chairperson	Keith O'Toole, Town Attorney
Dave Virgilio	Andrew Martin, Town Engineer
Daryl Fleischer	Stephen Frosini, Bldg. Inspector
Patrick Didas	Andrea Bernier, Bldg. Dept. Clerk
Paul Egan	* 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: 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.
J. Jackson read the legal notice aloud for the public present.
S. Condon said that the owner is requesting to sell cars from the rear portion of his current car repair shop.
A. Martin said that all comments were addressed.
J. Jackson motioned to open the Public Hearing.
No Public comment from public present.
J. Jackson motioned to close the public hearing.
D. Fleischer seconded.
Unanimously carried.
J. Jackson motioned that SEQR was determined an unlisted action with a negative declaration.
P. Didas seconded.
Unanimously carried.
P. Didas motioned to approve the applicant's request to sell cars from his current lot behind the repair shop with the following conditions:

1. Hours of operation shall be 8am to 6pm Monday through Saturday and on Sunday by appointment only.
2. No more than ten vehicles shall be displayed, stored, or offered for sale on a property at any one time.
3. The parking lot shall be paved with millings.

D. Fleischer seconded.
Unanimously carried.

OLD BUSINESS:
Applicant: Basset Group Inc
Property Owner: Basset Group Inc
Address: 3586 Lake Rd
Zoning: Mixed Use Residential
Applicant requesting a special use permit to develop a multi-family residential apartment community consisting of twenty-four, four-unit buildings on approximately 10.1 acres. The project includes a lot of line adjustment, new roadway connections to Lake Rd, internal roadways, parking, private utilities, private stormwater management, landscaping, lighting and associated site improvements.

A. Martin said he is satisfied with no requiring a delineation report. He said he would like more detail pm the sign lighting.
S. Condon said that they would add a photometric.
A. martin said that MRB is still reviewing the SWPPP.
J. Jackson asked A. Martin if he sees any issue with the proposed stormwater.
S. Condon said that right now there is an existing pond there. The outlet pipe in the neighboring area is about 5ft higher than the outlet pipe in the area near the existing pond, so they will not be impacting the level of water when it does rise. As well as the permit requirement of reducing the flows leaving the site.
A. Martin said he roughly measured from the distance of the sidewalks to the curb to the garage is about 20-25ft and it seems like the majority of vehicles will not be obstructing the sidewalk unless there are longer trucks there.
S. Condon said that the garages meet the current parking requirement, the ideal situation would be that the garages were used and there would not be parking obstructing the sidewalk, but larger vehicles will extend past the sidewalk.
S. Condon said that there are some one car garages and some two car garages.
J. Jackson asked if they have any parking spaces for the community building.
S. Condon said yes, thirteen spaces.
P. Didas asked if there was a restriction on the lease as to how many cars a tenant can have.
E. Basset said that he has not run into this issue yet.
D. Virgilio asked if there was any way that they could lengthen the driveway.
S. Condon said yes.

NOTICE OF INTENT TO BECOME LEAD AGENCY RESOLUTION

Introduction by J. Jackson
Seconded by P. Egan
Whereas the "The Residences at Clarkson Phase III" (the "action"), requires a SEQR review and the project is a Type I action requiring a coordinated review under SEQR.
NOW THEREFORE, BE IT RESOLVED, that

1. The planning board classifies this action as a Type I action under SEQR; and
2. Acknowledges submission of the log form EAF; and
3. Declares its intent to become lead agency for purposes of conducting a "coordinated review"; and
4. Instructs the Clerk to notify the involved agencies of its intent to become lead agency along with a copy of the EAF and a copy of the application it has received and notify them that a lead agency must be agreed upon within 30 calendar days of the date the EAF was transmitted to them.

VOTE OF THE BOARD
AYES:
John Jackson
Dave Virgilio
Daryl Fleischer
Patrick Didas
Paul Egan
NAY:
None
ABSENT:
None
J. Jackson motioned for a Public Hearing on December 15.
P. Didas seconded
Unanimously carried.

REVIEW OF MINUTES:

P. Didas motioned to approve the minutes from 10/20/2026.
D. Virgilio seconded
Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 7:56PM
D. Fleischer seconded
Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, November 17, 2026, at 7:00 PM, at the Town Hall.

Respectfully submitted,
Andrea Bernier