TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, August 18, 2026, at 6:00 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 Rookey, Bldg. Dept. Clerk
Paul Egan	* Excused

CALL TO ORDER:
J. Jackson called the Planning Board meeting to order at 6:00PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

PUBLIC HEARING:
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 consists of a 155' monopole tower and wireless telecommunications antennas and associated exterior equipment cabinets
J. Jackson motioned to table the Public Hearing to the following meeting
D. Fleischer seconded
Unanimously carried

OLD 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.
Andria Hicks said that they have provided a plan and are planning on having ten cars maximum at a time. She also stated that approximately 80% of sales will be online
J. Jackson asked if this portion of the business would be held in the rear of the building
L. Hicks said yes
J. Jackson asked about lighting
L. Hicks said there is a spotlight off of the building that sufficiently illuminates the parking lots.
J> Jackson mentioned that this property is in the mixed use- corridor zoning and this type of business selling cars is now allowed.
S. Frosini mentioned that the property would need to be paved but could be done with millings.
K. O'Toole mentioned that a site plan would need to be provided by an engineer, that shows the current sign, has lighting and parking spaces marked for both parked cars, employees and customers.
J. Jackson agreed with K. O'Toole and stated that they would need these items in order to deem the application complete.

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.
J. Jackson asked if the project would need to have a plan added by a landscape architect or if it could be a landscape designer.
K. O'Toole advised that a Landscape architect be utilized to provide the need drawings
J. Jackson said that the board is firm on the request for a plan to be provided by a landscape architect
S. Condon said that they have provided a rough rendering of the comments that were received at the last meeting
D. Fleischer said that the stripping would need to be addressed to lower the concern of speeding throughout the complex
S. Frosini said that internal sidewalks should connect
J. Jackson said that they are looking for lighting through the project similar to neighbors like the adjacent one, Burch Farm Dr.
E. Basset said that he felt like the battery pack lighting off of the buildings would be bright enough
S. Frosini said that he felt like the design would not match the original intent of having this project fit into the adjacent neighborhood characteristics.
J. Jackson asked if there would be a berm added
S. Condon said yes that the berm would be 2ft tall and would have bushes along it.

REVIEW OF MINUTES:

J. Jackson motioned to approve the minutes from 8/4/2026

D. Fleischer seconded

Unanimously carried

ADJOURNMENT:

D. Fleischer motioned to adjourn at 7:00PM

J. Jackson seconded

Unanimously carried

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, August 18, 2026, at 6:00 PM, at the Town Hall.

Respectfully submitted,

Andrea Rookey