TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, August 4, 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.

OLD BUSINESS:
Applicant: Vincent Trieste
Property Owner: Vincent Trieste
Address: Leanna Crescent
Applicant requesting a site plan approval to build a single-family home and pole barn.

D. Matt said that it has a Leanna Crescent right of way.
A. Martin stated that all comments have been addressed.
J. Jackson opened the public hearing
No public comment was received

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. Virgilio seconded
Unanimously carried

D. Fleischer motioned to approve the site plan approval to build a single-family home and pole barn with the condition of town attorney approval of easements
J. Jackson seconded
Unanimously carried

NEW 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 line adjustment, new roadway connection to Lake Rd, internal roadways, parking, private utilities, private stormwater management, landscaping, lighting and associated site improvements.
S. Condon said that the project has all two story buildings, roadway connection to Lake road, the project proposal has been received by Monroe County DOT. The Sewer is connected to the existing one to the North, the existing Stormwater facility will be utilized and expanded on, the lighting proposed will be

building mounted. Passero has submitted a letter stating that there is no traffic concern for the new project.
J. Jackson asked if the entire project would be done all at once, no phasing
E. Basset said yes
J. Jackson asked if there would be a sidewalk
E. Basset said no
J. Jackson asked if they could add internal sidewalks to the plan
S. Frosini mentioned that a sidewalk along Lake road should also be added to the plan to connect all the way to Burch Farm Dr.
D. Virgilio said that he would like the project to add a berm to hide it
D. Fleischer said that if the building were to look like the proposal, then it would look like more of an eyesore to have the berm.
P. Egan said that more landscaping would look better
S. Condon said that they can add landscaping
J. Jackson requested that they have a landscape architect to provide a landscape plan
K. O'Toole questioned the building on the South side and the actual use of the recreational space due to the stormwater pond
P. Egan asked how wide the roadways are
S. Condon said that the roadways are 20ft wide
P. Didas mentioned a few of the pages received in the drawing have an incorrect phasing listed. He said that residents from phases one and two walk their dogs within the neighborhoods nearby and adding a dog park would be beneficial. He also mentioned that not all residents want to see a large project go in like this and it be roughly 40ft off the road and with that being said he stated he is in favor of the berm suggested by D. Virgilio
S. Frosini mentioned that the distance and lack o0f landscaping may not provide the residents in the building with enough privacy
P. Dias asked what the status of the percentage us
S. Frosini said that this project is within the limit provided in the Town of Clarkson code
J. Jackson asked for new renderings with the feedback provided
E. Basset asked about swapping the recreation center with the office to have a smaller recreation center
J. Jackson asked abo0ut adding a sidewalk to the proposed municipal buildings and park across the street.
S. Condon said that they can approach Monroe County DOT\
S. Frosini asked about street lighting at the entrance
S. Condon said there would be a monument sign at the entrance and asked if that would be sufficient
A. Martin said the roadways are narrow
J. Jackson said that they would need to provide an emergency vehicle study.
D. Fleischer stated that he is opposed to swapping the two buildings mentioned earlier
P. Didas suggested that in terms of space for other amenities it might make sense
A. Martin said that if they are switching the two they may lose parking
A. Martin also stated SEQR should be updated to the 2-26 version and they must submit a SHPO form. They would also need to provide sign construction drawings for the monument sign. He also asked if Monroe County DOT responded to the curb cut
S. Condon mentioned that since there is an existing entrance that it would make more sense to choose that as the entrance and widen it because the DOT is less likely to approve another curb cut but stated they will reach out to see if it can be moved to line church across the street.
A. Martin asked about the trunk sewer capacity
S. Comdon said they are conncting to the existing sewer connection across the road
J. Jackson asked about the Stormwater Pond
S. Condon said they are in the process of constructing swppp

REVIEW OF MINUTES:

J. Jackson motioned to approve the minutes from 7/21/2026

P. Didas seconded

Unanimously carried

ADJOURNMENT:

D. Fleischer motioned to adjourn at 7:10PM

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