TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, September 15, 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 Bernier, 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.

NEW BUSINESS:
Applicant: Joesph Mancini
Property Owner: Joesph Mancini
Address: Lot 4: 053.01-1-2.003 and Lot 5: 053.01-1-2.004 Ridge Rd
Zoning: Lot 4 RS-20 and Lot 5 AR
Applicant requesting site plan approval for two single family homes.
Planning Board discussed this application needing Zoning Board of Appeals approval before further review from Planning Board for the difference in lot width proposed.

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. Colton said that on the new set of plans sidewalks were added, along with nine light poles that are consistent with Burch Farm Dr.
D. Virgilio asked if the light poles would be dark sky compliant.
A. Colton said yes both the light poles and the battery packs on the buildings.
A. Colton said that they submitted it to SHPO and are waiting on the official letter back.
J. Jackson asked about the turning radius.
E. Basset said that the phase one from the prior project's road will be expanded on so that it is 30ft wide.
A. Colton said that they have provided a turning radius report that was added to the plan.
A. Colton said that an 8ft wide and 2ft tall berm and list of plantings has been added to the plans and they are requesting that the board consider a licensed engineer be considered a landscape engineer because they were able to provide a list of species that will thrive in the area with the Garden Factory.
The Board discussed the need for a landscape architect.
J. Jackson stated the board would like to stay consistent and is still requesting a landscape engineer provide the landscape plan.
The board recommended that the Zoning Board Appeals review the sign.
J. Jackson asked about garbage.
E. Basset said that everyone will have their own garbage totes.

REVIEW OF MINUTES:
P. Didas motioned to approve the minutes from 7/21/2026

D. Fleischer seconded
Unanimously carried

ADJOURNMENT:

J. Jackson motioned to adjourn at 7:10PM
D. Fleischer seconded
Unanimously carried

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, October 6, 2026, at 7:00 PM, at the Town Hall.

Respectfully submitted,

Andrea Bernier