TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, October 21, 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: Larry Holland
Property Owner: Larry Holland
Address: 600 Lawton Rd
Zoning: RS-20
Applicant requesting site plan approval for 1,200 sq ft barn

J. Jackson read the legal notice aloud for the public present.
L. Holland said that he is proposing to build a 30ft by 40ft pole barn that is 16ft from the property lines and 20ft from the house.
J. Jackson asked if there would be utilities connected to the barn.
L. Holland said not at this time.
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.
P. Didas seconded
Unanimously carried
D. Virgilio motioned to approve the application as submitted with the condition that the barn be built within a two year timeline from the date of approval.
P. Didas seconded.
Unanimously carried.
NEW BUSINESS:
Applicant: Jason Burger
Property Owner: Jason Burger
Address: 1901 Clarkson Parma Town Line Rd
Zoning: RS-20
Applicant requesting to subdivide 5.103 acres from 48.169 acres for a single lot residential site plan.
K. Schultz said that Monroe County DRC sent a response back for the project.
A. Martin said that due to artifacts in the area being listed on the SEQR that this would need to be sent off to SHPO.
K. Schultz said that the driveway was designed as a shared driveway.
P. Didas asked if the barn shown on the plans was already existing.
K. Schultz said yes.
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.
S. Condon said that he has provided a letter of intent and has provided a site plan showing parking spaces, lighting and the current signage.
J. Jackson asked what the maximum amount of cars on the property will be sold.
A. Hicks said 10 cars.
J. Jackson asked if the cars sales will be to the rear of the building.
L. Hicks said yes, the building is split level.
A. Martin asked if there would be any lighting added to the property.
L. Hicks said no.
J. Jackson asked what the hours of operation would be.
S. Condon said that the hours of operation would be the same as the business currently, 8am to 6pm and on Sundays by appointment only.
J. Jackson asked if the millings proposed would be sufficient.
A. Martin said yes, due to the low traffic and permeability.
A. Martin said that all of his comments were addressed.
K. Otoole said he had no concerns.
J. Jackson motioned for a Public Hearing on November 3.
P. Didas seconded.
Unanimously carried.

REVIEW OF MINUTES:

P. Didas motioned to approve the minutes from 10/21/2026.
P. Egan seconded
Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 7:25PM
P. Didas seconded
Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, November 3, 2026, at 7:00 PM, at the Town Hall.

Respectfully submitted,
Andrea Bernier