

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Tuesday, October 15, 2019 at 7:00 PM

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, October 15, 2019 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 PM.

PRESENT – Board Members

Conrad Ziarniak, Chairperson
John Jackson
William Rowe
Dave Virgilio *
Thomas Schrage

Support Board Members

Richard Olson, Town Attorney
J.P. Schepp, Town Engineer
Kevin Moore Bldg. Inspector
Anna Beardslee, Bldg. Dept. Clerk
* Excused

CALL TO ORDER

C. Ziarniak called the meeting to order at 7:00 p.m. and led all those present in the Pledge of Allegiance with a moment of silence honoring Veterans, military service members and first responders.

OLD BUSINESS

Applicant: Borrego Solar Systems, Inc.
Property Owner: Michael K. & Sherri L. Foley
Property Address: 2668 Redman Road
Tax ID: 28.03-1-21 & 28.04-1-18
Acres: 58.5 AC & 25.3 AC

To develop a large scale solar array to be constructed on a portion of two existing tax parcels (tax ID #s 28.03-1-21 & 28.04-1-18) will be combined to encompass 83.8 acres. Portions of which will be leased from the current land owner.

Ryan Jordaens from Borrego Solar came in to discuss site plan modifications made for the project. He explained that there would be additional plantings, and would be adding another row of evergreen trees. R. Jordaens stated that the public had some concerns about the land as many go hunting in the area. He showed on a new site map a 20 foot passageway for wildlife that is located near a pond which is used as a waterhole for the wildlife.

R. Jordaens asked the Board if it were possible to have another Public Meeting at the site if the Town Board approves. Michael Foley, who was also at meeting is the land owner of the property and stated that he does not want the public on his property. However, he stated that the Planning Board Members are welcome on site anytime to review the site.

Richard Olson made a suggestion to put up a mock solar panel, which would be the same size and height as the actual solar panels and markers around the areas of the site.

Conrad Ziarniak asked for a timeline of to have the markers placed. R. Jordaens stated that unfortunately a Borrego member is not at the meeting tonight, so he is unsure of the timeframe, but he will tell them that markers would need to be placed.

John Jackson asked that a stake be put up to mark where the treelines would be.

C. Ziarniak made a motion to put Borrego on agenda for a Public Hearing on November 5, 2019 conditioned upon town board approval for Overlay District and SEQR.

J. Jackson seconded.
Unanimously carried.

NEW BUSINESS:

Applicant/Property Owner: Apple Tree Inn, Inc. of Monroe County

Property Address: 7407 Ridge Road

Tax ID: 70.01-001-023.1

Acres: 1.4 acres

Seeking Site Plan Approval and redevelopment of the Apple Tree Inn to modify inside of current restaurant with upgrades and improve seating.

Susan Raposo and husband Thyago Raposo came in and gave an overview of their idea for the new restaurant in place of the Apple Tree Inn. The overview explained the business plan, the food that would be served, and ideas for upgrades of the restaurant.

Dave Strabel, is the architect for this project and spoke about changes that the restaurant would need.

J. Schepp addressed some of the concerns he had including:

- Access road for emergency vehicles to turnaround
- ADA Ramping
- ADA Parking Spots
- Septic

J. Schepp stated he would send out a letter to Rich Maier and Dave Strabel in more depth and detail.

J. Jackson made a motion for a Public Hearing on November 5, 2019 for the Apple Tree Inn.

C. Ziarniak seconded.

Unanimously carried.

NEW BUSINESS

Applicant/Property Owner: Robert Cintron, Cintron Subdivision

Property Address: Sweden Walker Road, 1925' North of Ridge Road West

Tax ID: 055.03-1-13.12

Acres: 111.92 Acres

Seeking major subdivision and site plan approval for six lot subdivision with 4 new building lots, one lot not to be developed, and a remaining lands parcel. The new building lots will be serviced by private septic systems, private wells, and electric service from the roadside.

Matt Tuttle representing for Robert Cintron Subdivision and explained the proposal.

J. Schepp looked over the plans and stated that there were some things that would need to be addressed and he would write a letter to M. Tuttle.

R. Olsen discussed water issues.

J. Jackson made a motion for a Public Hearing on November 19, 2019 for Cintron Subdivision.

T, Schrage seconded.

Unanimously carried.

MINUTES

C. Ziarniak made a motion to approve amended minutes for October 1, 2019.

Seconded by J. Jackson

Unanimously approved.

ADJOURNMENT

C. Ziarniak made a motion to adjourn at 8:12 PM.

Seconded by J. Jackson.

Unanimously approved.

NEXT MEETING

The next regularly scheduled meeting of the Planning Board will be held on November 5, 2019 at 7:00 PM.

Respectfully submitted,

Anna Beardslee

Building Department Clerk

Approved on 11/19/2019