

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Tuesday, December 3, 2019 at 7:00 PM

The Planning Board of the Town of Clarkson held their regularly scheduled meeting on Tuesday, December 3, 2019 at the Clarkson Town Hall, 3710 Lake Road, Clarkson, NY at 7:00 PM.

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. C. Ziarniak read aloud the agenda.

NEW BUSINESS:

Applicant: Clarkson Renewables, LLC
Property Owner: Richard L. Booth Jr.
Property Address: Lake Road, Brockport NY 14420
Tax ID: 053.04-1-6
Acres: 87.4

Approval for Site Plan review and Special Use Permits from the Planning Board in regards to installing 5.0 Megawatts (AC) of solar energy. The Solar installation will be placed on approximately 34.0 acres of land on parcel 053.04-1-6 (87.4 acres) in the Town of Clarkson, NY.

Two representatives for Clarkson Renewables were at meeting to talk about their proposed solar project. Michael Cucchiara from Nexamp, and Chris Knox from Crawford & Associates Engineering. They gave a brief overview of the project.

J. Jackson asked how far back from the houses that border Lake Road is the parcel of land. C. Knox stated that it is 800 feet from the residences.

C. Ziarniak asked how many acres will be of solar panels. C. Knox stated it will be 34 acres. C. Ziarniak asked about the noise of the solar panels and C. Knox stated that it is minor sound because the solar panels move so slowly, any noise heard you would have to be close by.

M. Cucchiara explained that the interconnection would tie into National Grid, and a study was done, and it is a viable project.

J. Jackson asked how many poles would be placed near residences. M. Cucchiara stated it would be 6 poles, but stated that National Grid has not done a site visit yet, so it may change.

J. Schepp asked if the interconnection is overhead and going across Lake Road. M. Cucchiara stated yes.

J. Schepp also asked about the fencing. M. Cucchiara stated it was 7 foot farm fence that meets NEC Code and is aesthetically pleasing. He also said that there would be two gates for maintenance and personnel on either end of the property.

D. Virgilio inquired about the plantings that would be within the solar panels. M. Cucchiara stated solar seed mix, pollenated mix going in and around the solar panels.

C. Ziarniak asked M. Cucchiara to go over paperwork that was included in the packet. He gave a brief overview of the equipment. C. Ziarniak also asked if a glare report was submitted. M. Cucchiara stated one was not included for this application because of the location of the parcel is screened with trees.

J. Jackson asked about the timeframe of the project. M. Cucchiara stated after approval it would be 5-6 months.

J. Schepp asked about the wetlands on the parcel. M. Cucchiara stated that they are Army Corp Wetlands, and would need to get nationwide permits, which they are aware of.

W. Rowe asked about fencing near the residences that border the project. C. Knox stated that the only fencing would be around the solar panel array and the entrances will not be near any residences.

C. Ziarniak asked about the height of the array. M. Cucchiara stated that the solar panels at max height are 8 feet. But the range is between 6-8 feet because they move throughout the day.

R. Olson asked about storage batteries. M. Cucchiara stated that no batteries are being proposed at this time.

C. Ziarniak thanked Nexamp for coming in, and they would be following the process of the solar project, and they would have to be seen by the Town Board again to be granted the Overlay District.

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.

R. Olsen stated that the Town Board approved the Overlay District for the project. Steve Long here from Borrego and gave a brief overview of changes that was made to their plans. He stated that their next step is to ask to schedule a Public Hearing at the next Planning Board Meeting to approve the combining of the lots and for the special use permit. He also stated that he is hoping to get approval on the same night. S. Long explained that the incentives for the Town could go away, if the approval is not addressed quickly.

C. Ziarniak explained that he could not say for sure if approval would be given at the Public Hearing it would depend on if there were any issues that needed to be addressed and how the Public Hearing goes.

J. Jackson made a motion to place Borrego Solar on the Agenda for a Public Hearing on December 17, 2019.

W. Rowe seconded.

Unanimously carried.

OLD BUSINESS:

Property Owner: Dominic Antonucci

Property Address: 48 Lawrence Road

Tax ID: 031.03-1-7

Acres: 3.6 acres

Review of site plan that was approved in 2010 to build a house on the property, to ensure the plans meet current standards.

Dominic Antonucci came in to explain that he needed re-approval on a site plan that was approved back in 2010. He gave out maps of the property.

Board members had a moment to look over the paperwork.

J. Jackson made a motion to approve the Site Plan that was approved back in 2010, as there are no changes that will have a significant impact.

D. Virgilio seconded.

Unanimously carried.

OLD BUSINESS:

Property Owner: Nick Randazzo

Property Address: Clarkson Parma Townline Road

Tax ID: 031.03-1-8.216

Review of site plan that was approved.

Nick came in with Site Map of the property he owned that was approved. He explained a minor change had been made to flip flop the house on the Site Plan.

Planning board members reviewed the Site Plan. J. Schepp stated there was an insignificant change made to impact the property.

C. Ziarniak made a motion for re-approval of the Site Plan.

D. Virgilio seconded.

Unanimously carried.

MINUTES:

C. Ziarniak made a motion to approve minutes for November 19, 2019.

Seconded by D. Virgilio

Unanimously approved.

EXECUTIVE SESSION:

Planning Board members went into Executive session to discuss an item on the agenda.

ADJOURNMENT:

J. Jackson made a motion to adjourn at 8:22 PM.

Seconded by C. Ziarniak.

Unanimously approved.

NEXT MEETING:

The next regularly scheduled meeting of the Planning Board will be held on December 17, 2019 at 7:00 PM.

Respectfully submitted,

Anna Beardslee

Building Department Clerk

Minutes approved on December 17, 2019