

**TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES**  
**Held at Clarkson Courthouse and via Zoom Meeting**  
**Tuesday, June 16, 2020 at 6:00 PM**

**Board Members**

John Jackson, Chairperson  
Dave Virgilio  
Harold Mundy  
Daryl Fleischer  
John Culhane

**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:**

J. Jackson called the meeting to order at 6:00 PM and led everyone in the Pledge of Allegiance. He then read aloud the Agenda for tonight, explaining this was the first time since March that the board members have been together, and have held an open meeting with the public. He also let others know that this meeting is being held via Zoom for those who are unable to attend or do not feel comfortable in coming in.

**NEW BUSINESS 6:00 PM – 6:10 PM**

**Applicant:** Benjamin and Marcia Adams  
**Property Owner:** Benjamin and Marcia Adams  
**Property Address:** 461 Lawrence Road  
**Zoning District:** RS-20  
**Tax ID:** 030.040-01-028.2  
**Acres:** 39.558

Simple subdivision creating two lots from one.

Kris Schultz from Schultz Associates was on Zoom call to represent Ben and Marcia Adams for the Creekwood Archery subdivision. Kris explained that they went before the Zoning Board a couple of weeks ago to modify the special use permit, so that Ben Adams could reduce the acreage of Creekwood Archery. It was granted by the Zoning Board on 6/3/2020. Nothing will be changing in terms of the use of Creekwood Archery, only the size.

They are coming in front of the Planning Board to request a resubdivision of the land. Ben Adams home will be on one lot, and the Creekwood Archery will be on its own lot.

J. Jackson asked R. Olsen if he had any issues with the resubdivision. R. Olsen stated, no, just needs to be put on for a public hearing.

J. Jackson asked J. Schepp, Town Engineer, if he had any issues. J. Schepp stated that Lot 1 is on public water and septic, Lot 2 is on public water and septic, so that is all set. J. Schepp wanted a map of where utilities were located. K. Schultz said he could make a map in which showed that. J. Schepp asked about the driveway access. K. Schultz stated they aren't proposing to any changes.

H. Mundy asked if it needs to be a special use permit. R. Olsen stated it just a simple resubdivision, nothing else needs to be done.

D. Fleischer asked about 45 degree angle of the lot, and why it is not more rectangle. K. Schultz stated that is what B. Adams wanted for a property line.

J. Jackson made a motion to place on for a Public Hearing on July 7, 2020.  
D. Virgilio seconded.

**OLD BUSINESS 6:10 PM – 6:20 PM**

**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

Townboard approved the overlay district. Public hearing to be scheduled for 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.

Both Mike Cucchiara, from Nexamp and Chris Knox, Engineer for project were on Zoom Call. J. Jackson stated that he was told the Townboard approved the overlay district. He requested new maps be sent to us. M. Cucchiara stated that they would be sending over maps, they should be in by Friday.

J. Jackson asked that board members pick them up from the town hall when the maps have arrived. J. Jackson asked for M. Cucchiara to give a quick overview of the Solar Project, as most of the board members are new, and were not present when Clarkson Renewables first came to the Planning Board Meeting last year.

M. Cucchiara gave a brief overview of the project, going over location, the solar panels, how the solar project can help people with credits towards electric bills.

J. Jackson asked if there are plans for expansion.

M. Cucchiara stated that Nexamp leases that land, so there is no expansion planned.

J. Jackson asked about the poles by Lake Road.

M. Cucchiara stated that he spoke with neighbors in regards to the poles, and no one has had any issues with it. He also explained that the poles have been spaced out since the last time they had come to the meeting. They have added a grass swale as well as screening for neighbors.

J. Jackson asked how long the project would take from start to finish.

M. Cucchiara stated that it would be about 6 months. They would like to start in the fall.

J. Jackson asked about working hours.

M. Cucchiara stated that they will work whatever hours that is within Clarkson's code.

J. Jackson asked if the roads would get cleaned.

C. Knox spoke about the process during construction, and that they do have equipment in place to clean the roads.

D. Virgilio asked if it would be possible to have the works hours so that it won't interfere with school bus traffic.

M. Cucchiara was not opposed to that.

J. Schepp asked if he could get a view shed to see what it will look like from Lake Road. He stated that they will also need to submit a decommissioning estimate and a stormwater pollution plan, with details of construction entrance, and clean out areas.

C. Knox stated he will be giving a hydrology analysis. J. Schepp stated that in other places he has worked on solar projects, the estimates of disturbed areas has been grossly under estimated than what is seen in the actual construction phase. So they will want to see everything as well, a full construction permit and general construction permit.

M. Cucchiara stated that he was not sure he would be able to do a full view shed for the project, wanted to know if there was something similar he could do.

J. Schepp stated that a photo simulation from the entrance would work. Something that shows what people would see from the road.

H. Mundy asked if the solar panels would be screw driven.

M. Cucchiara stated that they would be.

D. Virgilio wanted to know if they were burying lines. M. Cucchiara stated that there is no buried conduit, it will be above ground. J. Jackson asked if there was a reason why they would not be burying the lines. M. Cucchiara stated it would be more of an aesthetic issue.

H. Mundy asked if the distribution lines were on the east or west side of Lake Road. M. Cucchiara stated they would be on East side of Lake Road.

J. Jackson made a motion to place Clarkson Renewables on for a Public Hearing on July 7, 2020.

D. Virgilio seconded.

**PUBLIC HEARING 6:40 PM – 7:00 PM**

**Applicant:** Joshua Mensing

**Property:** Lawton Road, Northeast corner of Lake and Lawton

**Tax ID:** 040.01-1-30

**Acres:** 29.083

Applicant requesting to build a single-family home. The proposed house will be serviced by public gas and electric. Sewage disposal will be handled via private connection to the existing Monroe County Pure Waters north/south interceptor sewer that runs through the property. Water service will be provided by a private well.

J. Jackson read Legal Notice aloud for the Joshua Mensing application. Matt Tuttle, from Schultz Associates was present at the meeting. M. Tuttle gave a brief summary of the plan for the house, pointing out that originally they were going to be using a private well, but since the application was done, they have decided to go with public water supply.

J. Jackson asked if J. Schepp had any issues. J. Schepp had no issues. J. Jackson opened the public hearing, and asked if there was anyone present for the Public Hearing. No response. J. Jackson made a motion to close the Public Hearing.

D. Virgilio seconded.

Unanimously carried.

J. Jackson made a motion that this is unlisted action with a negative declaration.

D. Virgilio seconded.

Unanimously carried.

D. Fleischer asked about clearing trees.

M. Tuttle stated that the only area that would be cleared was the area for the house.

D. Virgilio made a motion to approve the Josh Mensing project, with no contingencies.

D. Fleischer seconded.

**PUBLIC HEARING:**

**Applicant:** Oak Orchard Health

**Property Owner:** Oak Orchard Health

**Property Address:** 270 West Avenue

**Tax ID:** 068.02-1-21

Applicant has purchased property and is seeking site plan approval for change of use to convert existing building into administrative offices for the health center. They are also proposing new sidewalks to connect the existing health center parking lot to the new proposed offices.

J. Jackson read aloud the legal notice for Oak Orchard.

Andrew Burns, Justin Rueckel, and Stacy Bridge from Oak Orchard were all present at the meeting. Andrew Burns, Civil Engineer for Labella Associates, explained the summary of the project and they updated that map showing that they placed one handicap spot in front of the building.

D. Fleischer asked about who would use clearing the sidewalks.

S. Bridge has a maintenance guy and a contract to keep the sidewalk cleaned and cleared.

J. Jackson asked J. Schepp if he had any comments or concerns.

J. Schepp stated that all comments had been addressed.

J. Jackson made a motion to close the public hearing.

J. Culhane seconded.

R. Olsen stated that he would like to see an easement provision.

D. Virgilio made a motion to accept the Oak Orchard site plan with the condition that R. Olsen receives the easement requirement.

D. Fleischer seconded.

J. Jackson made a motion for SEQR, that this is an unlisted action, with a negative declaration.  
D. Virgilio seconded.

**MINUTES:**

D. Virgilio made a motion to approve the June 2, 2020 minutes.  
J. Culhane seconded.  
Unanimously carried.

**ADJOURNMENT:**

J. Jackson made a motion to adjourn the meeting at 7:11 PM.  
D. Fleischer seconded.  
Unanimously carried.

**NEXT MEETING:**

The next scheduled meeting of the Planning Board will be held on Tuesday, July 7, 2020 at 6:00 PM, at the Clarkson Courthouse and via Zoom videoconferencing.

Respectfully submitted, Anna Beardslee Building Department Clerk  
Approved on July 7, 2020