

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Courthouse and via Zoom Meeting
Tuesday, July 7, 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 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. J. Jackson read aloud the agenda for the night.

PUBLIC HEARING 6:00 PM – 6:20 PM

Applicant: Debbie Vazzana

Property Owner: Debbie Vazzana

Property Address: 697 Clarkson Hamlin Townline Road

Tax ID: 029.03-1-2.4

Acres: 6.2 acres

Applicant requesting a special permit for a kennel, for having more than 3 dogs at her household which is not within the Town Local Law in regards to Dog licensing and control law.

J. Jackson read aloud the legal notice for Debbie Vazzana and then asked D. Vazzana to give a brief overview of her application.

D. Vazzana explained that she has 6 dogs of her own and recently the town adopted a dog limit, which she was not aware of. The dog warden had come to her house to let her know. So she contacted the town and she applied for the dog kennel. If she receives the special permit for the dog kennel that would allow her to keep her 6 dogs at her house without violating the town code. She also stated, that she will not actually have a kennel on her property.

R. Olsen asked D. Vazzana if she was content with the number 6 for the amount of dogs that she had.

D. Vazzana stated, yes.

J. Jackson then read through the 5 special use permit requirements. All of the requirements were met.

J. Jackson asked if anyone had questions. No one answered.

D. Virgilio made a motion to approve the special use permit for Debbie Vazzana to have a dog kennel license to keep a maximum of 6 dogs at her house.

D. Fleischer seconded.

Unanimously carried.

There was some time in between the first Public Hearing and the second Public Hearing, and Rich Maier was present for the New Business item on the agenda for the John Dewey Subdivision that was supposed to be heard at 7:00 PM. So the board members decided to hear the application because it was would be quick.

NEW BUSINESS:

Applicant: John Dewey

Property Owner: John Dewey

Property Address: 2769 Lake Road

Tax ID: 40.01-001-015

Acres: 1.6

Separating house from the rest of the property.

R. Maier representing the John Dewey Subdivision explained that they are trying to separate the house from the property.

J. Schepp asked if this is a conforming lot and if there are is public water and would like the dimensions on the remaining lands.

J. Jackson made a motion to place the John Dewey Subdivision on the agenda for a Public Hearing on July 21, 2020.

D. Fleisher seconded.

Unanimously carried.

PUBLIC HEARING 6:20 PM – 6:40 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.

J. Jackson read aloud the legal notice for Benjamin and Marcia Adams.

Kris Schultz is on the Zoom Call to represent. K. Schultz gave a brief overview of the process that had happened so that the Creekwood Archery would be able to subdivide the property, separating the house and the business.

J. Schepp asked about separate utilities.

K. Schultz stated everything is separated.

H. Mundy asked why they are doing a Subdivision.

K. Schultz stated Ben and Marcia are retiring and Ben would like to sell his business.

J. Jackson opened the public hearing. No one present.

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

D. Fleisher seconded.

Unanimously carried.

D. Virgilio made a motion to accept the plan as written.

J. Culhane seconded.

Unanimously carried.

PUBLIC HEARING 6:40 PM – 7:00 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.

J. Jackson read through the Legal Notice. Mike Cucchiara gave a brief overview of the proposed Solar Project again. M. Cucchiara brought new maps for each of the board members to see what the entrance would look like once the solar project is in.

J. Jackson asked how far back the gate would be. Chris Knox, one of the engineers working on the project stated that it would be about 280 feet from the side of Lake Road.

J. Jackson opened up the Public Hearing.

Clyde Morgan from 3871 Lake Road, which is the Northern side of the project is present at the meeting. He stated that the entrance next to his house is often used as an access way for hunters. He wanted to know if it would still be utilized for that.

M. Cucchiara stated that the access way would be gated, so there would not be access.

C. Morgan also asked if there would be a barrier to the property of his house.

J. Jackson stated that the proposal is trees for his side.

C. Morgan also asked if the access way would be exclusively for the project or would it be a road way for everyone.

J. Jackson stated that it should be secured.

J. Jackson asked M. Cucchiara what they would be doing for security.

M. Cucchiara stated that a fence would be there for security, and there is also an easement between the project and the landowner. It would not be an access way for hunters to go in.

C. Morgan asked if he would be able to get contact information in the chance he wanted to get a hold of someone in regards to the project.

M. Cucchiara stated that during construction it would be the project manager. After the project is completed and everything is all set up, security is just monitored remotely and they have local electricians on call.

C. Morgan asked about the plan for upkeep and who would take responsibility for clean up on the project side.

M. Cucchiara stated that they do have vegetation, but would be happy to add something to ensure the aesthetics.

C. Morgan asked about the work schedule.

M. Cucchiara stated it would follow the Town of Clarkson codes for that.

Laurie Ettinger from 3939 Lake Road, was present at the meeting and asked if the Lake Road access is the only access into the project.

J. Jackson answered, yes.

L. Ettinger asked, how far back the project is.

C. Knox stated that it is 360 feet on the north side from the property line. That is the closest side.

L. Ettinger asked if they would be clearing trees all the way back to that point.

M. Cucchiara stated that the only area that would be cleared, is the area where the project will be.

D. Virgilio made a motion to close the Public Hearing.

J. Culhane seconded.

Unanimously carried.

D. Fleisher asked if it would be possible on the north side, if later on C. Morgan decided that he would like a fence up, if that would be possible to have done?

M. Cucchiara stated he could reach out to C. Morgan to see what he would like. M. Cucchiara stated that it would be preferable to have things set beforehand, and they would be willing to put in whatever the request is.

H. Mundy asked if there are lockboxes on the gate for access for fire departments.

M. Cucchiara stated that is on their plans and lockboxes are on the internal fence.

C. Morgan asked about hazards of having a solar project next to you.

M. Cucchiara stated that it is fairly minimal. The overhead lines that they will be using are the same types of lines that are running through Lake Road right now. He said the solar panels are wind tested and load tested. He also said that they use a vegetable based coolant so that it prevents hazardous waste and there is no contamination with that.

H. Mundy asked if there is battery storage on project.

M. Cucchiara stated in the beginning it was on the plans, and then they decided against that.

J. Jackson asked for benefits of the project.

M. Cucchiara stated that anyone who pays for National Grid can be a customer. Allows discounted energy for renewable energy.

C. Morgan asked about the calendar time frame of the project.

M. Cucchiara stated that it would be mid to late September, the latest mid-October to begin the project.

J. Culhane asked if it would be about 6 months for the construction activity.

M. Cucchiara stated it would be about 7 months.

J. Jackson mentioned the cleanup process.

C. Knox stated that there are plans for cleanup and maintenance for both during the project and post construction.

D. Fleisher asked about the rates for the solar project, fixed or variable.

M. Cucchiara stated it is a fixed rate.

D. Fleisher asked about the marketing of the solar project.

M. Cucchiara stated it would be social media, community outreach, presentations, etc. Stated they could work with town if they felt that was beneficial.

H. Mundy asked it was applied to the supply costs.

M. Cucchiara stated it is applied to the supply and distribution costs.

D. Fleisher asked how someone would be able to get out of the solar project energy.

M. Cucchiara stated that a 90 day notice would need to be given, no penalty for cancelling. He stated he would to get the answer in regards to if it was less than 90 days.

J. Jackson asked if J. Schepp had any questions.

J. Schepp stated that they need the army corps and DOT permits. He stated that the decommissioning report has been provided. The maintenance plan, detailing construction activities, maintaining access roadway and fences, and buffers if they are needed, need to be updated on the plans.

H. Mundy asked about game trails.

C. Knox stated that no game trails would be disturbed by project.

J. Jackson asked if R. Olsen had any other questions.

R. Olsen stated that they needed to have some updated plans provided before they could give an answer tonight.

D. Virgilio made a motion to table this public hearing to next meeting on July 21, 2020.

Unanimously carried.

MINUTES:

J. Jackson made a motion to approve the June 16, 2020 minutes.

H. Mundy seconded.

Unanimously carried.

ADJOURNMENT:

The meeting adjourned abruptly at 7:50 PM.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be held on Tuesday, July 21, 2020 at 6:00 PM, at the Clarkson Town hall and via Zoom videoconferencing.

D. Fleisher stated that he will be out of town for the July 21, 2020 Meeting. However, he will try and join through Zoom if possible.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Approved on July 21, 2020