

**TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES**  
**Held at Clarkson Town Hall**  
**Tuesday, August 3, 2021 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 Planning Board meeting to order at 6:00 PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

**NEW BUSINESS:**

**Applicant:** Clarkson Renewables 2  
**Property Owner:** Kathryn Hoppe  
**Property Address:** West Avenue  
**Tax ID:** 067.02-1-1  
**ACRES:** 63.65  
**Zoning:** RS-20

Applicant is requesting to install a 4.7 MW AC Community Solar Ground Mounted Array that will utilize 21.4 acres of the 63.65 existing acreage.

Dave Byrne from Renua Energy and Jim Palumbo from Klepper, Hahn, and Hyatt introduced themselves. D. Byrne stated that he owns Renua and that they work with Nexamp. J. Palumbo explained that he is the landscape architect and civil engineer on the Clarkson Renewables 2 Project.

D. Byrne gave a brief overview of the project and the property. He explained that the area has a lot of existing screening in the southern 1/3 of the lot. He stated that the project meets the Town requirements except for the height of the solar panels for the 4.7 MW ac system. He stated that the fencing would be the required 7 feet high and the Utility Company has approved the area for the pole line up.

J. Jackson asked how close to the road the solar array would be and wondered if it could be moved back further from the road.

D. Byrne stated they are trying to minimize clearing trees and that is why they chose the location.

J. Palumbo stated that he chose the location based on the least amount of trees that would need to be cleared as well as taking in consideration the SWPPP. He further stated that most of the trees would be cut down to 3 feet, and they will grow back up.

J. Jackson asked about noise.

D. Byrne stated that there is very little noise.

H. Mundy asked about the noise of the motors running.

D. Byrne stated that the solar panels are on a tracker and they move in small increments throughout the day.

J. Jackson asked about the decibel reading for the noise.

D. Byrne stated he would need to look into it.

J. Schepp stated that the trackers are new and is wondering about the thousands of moving parts on the solar array and concerned it could create louder noises.

J. Jackson stated that he is worried about the noise since there are houses very close to the solar array.

D. Byrne stated that he would look into a study.

K. Moore asked if the parts would be a part of the maintenance agreement. He stated that if the parts became loud and squeaky, the maintenance agreement could have something in it to keep equipment maintained.

D. Byrne stated that Nexamp is very good with monitoring the solar array equipment.

J. Culhane asked how many hours of the day would the solar panels be over the maximum height allowance.  
D. Byrne stated that it would be about 3-4 hours a day.

D. Virgilio asked about the site access.  
D. Byrne stated that the site access location was placed for the pole and utility access.  
D. Virgilio stated that he is worried because the access is directly across from a resident's house.  
J. Palumbo stated that he has an idea of having a fence at the access site for screening, so the resident is not looking right into it.

H. Mundy asked about the southern side hedgerow.  
J. Palumbo stated that they will be speaking with the homeowners for their opinions and they will refine the plans.

H. Mundy asked if other towns would be notified.  
K. Moore stated that the Legal Notice for the Public Hearing as well as the Solar Project Information will be sent to the Town of Murray, Town of Sweden, and Orleans County.

J. Jackson asked about a maintenance plan for trees.  
J. Palumbo spoke about trees and their growth process. He explained that smaller trees do much better than bringing in larger trees.  
J. Schepp suggested that two different types of trees should be planted, in case some type of bug infects a certain tree type.  
J. Palumbo stated that the hedgerow on the north side of the property provides screening. He also stated that the land drops in some areas and that the solar array would be seen from West Avenue at one point because of the land drop.  
J. Jackson asked if there was a creek on the property.  
J. Palumbo stated that there is a small creek and also a hedgerow around it.  
J. Palumbo spoke about the fencing options they are considering. He further stated that a 7 foot chain-link or a farm fence would be placed in, which would allow for more screening.  
J. Jackson asked if they would be able to provide photo simulation of the property for neighbors to see, what it would look like once everything is in, he would also like a maintenance agreement, as well as the decommissioning bond.

K. Moore brought up that it would be best if a representative met with the neighbors in the area to get their thoughts and opinions.  
D. Byrne stated that he would be going out to meet with residents before the Public Hearing.

J. Palumbo asked if this meeting was to get a recommendation from the Planning Board to give to the Town Board in regards to the project.  
J. Jackson stated, yes.

J. Palumbo asked when the photo simulation will be needed.  
J. Jackson stated, that they should have a copy for the Meeting with the Town Board as well as the meeting for the Planning Board.

K. Moore stated that that the Monroe County DRC will need to be started.  
A. Beardslee stated that she would set up the referral for the Monroe County DRC.

K. Moore stated that the Town Board will be holding the Public Hearing for the project on Tuesday, September 14<sup>th</sup> at 6:00 PM.

J. Jackson asked about placing a berm and then planting trees on top to raise up the land for more screening.  
J. Palumbo stated that they would try to use soil from the project area, as plants will have a better chance at growing with the same soil. He stated that this could be a possibility.  
J. Jackson asked how much acreage will be cut down for the trees.  
D. Byrne stated that 35-40% of the trees.

K. Moore stated that the school districts should be called to make sure that the project doesn't interfere with busing schedules.

J. Jackson made a motion for the Town Board to recommend the project with the following information to be taken into consideration:

1. Buffering in the front of the site
2. Photo simulations of what the proposed site location will look like from the road side to be submitted
3. Maintenance agreement should be submitted that includes trees and solar array equipment
4. A report or study showing the noise of motors and decibel range

Unanimously carried.

D. Virgilio asked about salt impact on the trees

K. Moore stated that silt fencing is required to be put up per SWPPP guidelines.

K. Moore stated that a 2-3 year maintenance agreement should be made.

**MINUTES:**

D. Virgilio made a motion to approve the minutes from July 20, 2021

H. Mundy seconded.

Unanimously carried.

**ADJOURNMENT:**

J. Jackson made a motion to adjourn the meeting at 7:06 PM.

J. Culhane seconded.

Unanimously carried.

**NEXT MEETING:**

The next scheduled meeting of the Planning Board will be on Tuesday, August 17, 2021 at 6:00 PM, at the Town Hall.

*Respectfully submitted,*

*Anna Beardslee Building Department Clerk*

*Minutes approved on 9/21/2021*