

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, October 5, 2021 at 7:00 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 7:00 PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

OLD 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.

Jim Palumbo, the Landscaping Engineer, from Klepper, Hahn & Hyatt Engineer is present at the meeting. He gave a brief overview of the Town Board Meeting where the Clarkson Renewables 2 Solar Project was granted approval for the Overlay District. He stated that he is present tonight, seeking site plan and special use permit approval from the Planning Board.

J. Palumbo stated that he had several different views of the site that he wanted to go over with the Planning Board for the night and passed out copies for the board members. He gave a brief overview of the location and the history of the property, as well as the plans for the solar array. He explained that the solar array would require a transformer and equipment pads in the field area. He further stated, that they will be keeping all soil on site, so that after the 25 year life of the solar panels are done, soil can be refilled, and the field could go right back to the way it was prior.

J. Palumbo asked J. Schepp, the Town Engineer if he had a chance to look over the SWPPP.

J. Schepp stated that he had not received it.

J. Palumbo stated that he would give him a copy that he had with him tonight.

J. Palumbo went on to describe the fencing, stating that the property facing County Line Road would have a chain link fence. The other three sides will have a standard farm fence. He explained that having a farm fence would allow animals to be able to get in and out as they would normally in that location.

J. Palumbo discussed they are proposing for some of the trees to be reduced in height and showed an area on the map in which this was take place. He explained that it will not be all of the trees, they will be selected. He also stated that the heights would be reduced from the minimum size of 3 feet, up to 12 feet in height. So the tree heights would vary.

J. Palumbo stated that members from Clarkson Renewables Project were able to come out and speak with all of the neighbors, and there were no issues.

J. Palumbo then began to go over the drawings he brought to show the different views and angles of the property and how it would look with the solar panels.

V100 Drawings showed station B, vegetation and land drops.

H. Mundy asked what the height of the pictures were taken at.

J. Palumbo stated that it was chest level.

J. Palumbo showed the pictures of V101 and stated the pictures showed what the Solar Array would look like without anything being planted. He then explained that he would like to have a mixture of plants and trees and would like to work with the Planning Board on what they would like to have planted.

J. Jackson stated that the Planning Board agrees that there needs to be more shrubs and plants in between the trees that will be put in. J. Jackson also mentioned that he liked the idea of having a black, vinyl, chain-link fence.

J. Palumbo stated that it could be done if they would like, but he was going to propose green vinyl slats. He said that at the next meeting he could bring in a sample.

J. Schepp agreed that samples and pictures should be brought in for next meeting for the Planning Board to see to be able to make a decision.

H. Mundy asked how the slats hold up over time.

J. Palumbo stated that it is a different stronger material and it does well over time.

J. Palumbo discussed the type of trees that they would like to have planted. He stated that they were thinking about having filberts (hazelnut trees) and maple trees. He then discussed that they would like to plant a meadow mix, which is a mix of different plants, including: clover, daisies, etc. and the mix will be seasonal.

J. Palumbo then showed the drawings of V102 which showed the north view entrance as well as the drawings of V103 which showed the south view of the property.

J. Palumbo stated that he is able to update the drawings to show what everything will look like when the Planning Board makes decisions on the details.

D. Fleischer asked about the plan for the trees if they die.

J. Palumbo stated that they would have a maintenance plan.

J. Jackson stated that the maintenance plan will be a part of the conditions.

J. Jackson asked when they are looking to break ground.

J. Palumbo stated that it would most likely be spring time.

J. Jackson asked if there is only one equipment pad.

J. Palumbo stated, yes.

J. Jackson asked about lighting.

J. Palumbo stated that there are no plans right now for lighting, but he stated that if the Town would like lighting could be placed at the access entrance.

J. Jackson asked about battery storage.

J. Palumbo stated there is no battery storage.

J. Jackson asked K. Moore about the tree cutting to ensure the height.

K. Moore stated that he would go out to the site to see what would be cleared and cut.

H. Mundy asked if someone would come out and manage the tree heights over the 25 year period.

J. Palumbo stated, he believes so, but the Town could put in a condition.

J. Jackson asked J. Schepp if there was anything that he wanted to bring up.

J. Schepp stated that it looked like everything from his comment letter had been resolved, and that he just needs to review the SWPPP.

J. Jackson stated that at next meeting they could go over the maintenance plan.

J. Jackson made a motion to place the Clarkson Renewables 2 project on the agenda for a Public Hearing in regards to Site Plan and Special Use Permit, on September 19, 2021.

D. Fleischer seconded.

Unanimously carried.

J. Jackson asked J. Palumbo to bring in fencing samples, and proposal for maintenance plan, which should include cutting height of trees, equipment maintenance, plants and shrubs. He also asked if a report can be brought in for decibels of the Solar Panels.

NEW BUSINESS:

Applicant: Oak Orchard Health

Property Owner: Oak Orchard Health

Property Address: 300 West Avenue, Brockport

Tax ID: 068.02-1-44.2

Acres: 2.73

Zoning: Highway Commercial

Applicant requesting to add a new drive thru pharmacy window as well as a new driveway, and will require a new curb cut along the existing private driveway west of the site as well as a reduction to the current parking lot north of the building.

Justin Rueckel, the Architect for the project and Robert Steehler, who is the Civil Engineer for the project are both present from LaBella, to represent the Oak Orchard application.

J. Rueckel stated that Oak Orchard is looking to renovate a corner of their existing building to have a drive thru pharmacy. He further stated that this would be used for their own clients to give them a convenient way to get their prescriptions. He explained that the intent is to service about 100 prescriptions a day, which may be up to 30-35 patients picking up prescriptions.

J. Rueckel then stated, the architectural intent is to build an awning over the drive thru window. He stated that the pharmacy would have its own waiting room inside.

R. Steehler spoke about the project and stated it would be on the west side of the building and that the drive thru window would only have about 8-10 cars a day picking up prescriptions. He stated that there is room for more parking, if need be. He further stated that the driveway into Oak Orchard is already a private drive owned by Oak Orchard and that they are not expecting more traffic than they already have, and it would be very little disturbance to do the renovations.

H. Mundy asked about the curb cut.

R. Steehler stated that the easement language says that Oak Orchard owns that side of the property, so that no curb cut would be necessary.

J. Schepp stated that signage should be put up to show access for the drive thru area.

H. Mundy asked if they would need to go in front of the Zoning Board to approve signage.

R. Olson stated that if the sign only states "Entrance for Drive Thru", then no.

R. Olson also mentioned that in the Town Code there is an area where it mentions drive thru's. He stated that this application will also need a Special Permit for the drive thru.

J. Culhane asked about hours.

J. Rueckel stated that he did not think it would be anything past 9:00 PM.

J. Jackson asked what the awning would be made out of.

J. Rueckel stated that it will be wooden and shingled to match the building.

J. Jackson asked if they could bring in photos of what the awning would look like.

J. Jackson asked J. Schepp if there was anything else that he wanted to mention.

J. Schepp stated that he will look through the application and plans for next meeting.

J. Schepp asked for SEQR information.

J. Rueckel stated that they would send it over.

J. Culhane asked if there was any issues with having a pharmaceutical area in that location.

J. Rueckel stated that there are no concerns, since it is already a health facility.

H. Mundy made a motion to place Oak Orchard on for a Public Hearing for Site Plan and Special Use Permit for the next meeting, September 19, 2021.

J. Culhane seconded.

Unanimously carried.

MINUTES:

D. Virgilio made a motion to approve the minutes from September 21, 2021

D. Fleischer seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 8:35 PM.

D. Fleischer seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, October 19, 2021 at 7:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 10/19/2021