

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, October 19, 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.

PUBLIC HEARING:

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.

J. Jackson read aloud the Legal Notice for Oak Orchard and asked for the representatives to give a brief summary of the renovation.

Bob Steehler stated that both he and Justin Reuckel were present to represent for Oak Orchard. Bob stated that Oak Orchard is looking to put in a new drive thru area to allow patients to be able to pick up their prescriptions. He further stated that it will provide safety and comfort for their existing patients.

J. Reuckel spoke about the construction of the drive thru window. He said that they will be constructing an awning with a 9 foot clearance. He further explained that they will also require signage for the clearance height and directional signage to show where the drive thru is located.

B. Steehler stated that he went through the comment letter J. Schepp provided and made updates to resolve all of the concerns addressed.

H. Mundy asked about moving an AC unit that is in location of the proposed drive thru area.

B. Steehler stated that they will be moving the AC unit to the side of the building.

J. Jackson asked if anyone was present for the Public Hearing and wanted a chance to speak.

Lisa Colapreti stated her name and that she lives at 281 West Avenue. She brought in a packet of information for the board members to review as well as pictures to show what it looks like to live across the street from Oak Orchard. She stated that there is a noise issue with the HVAC system and an issue with their lighting. She further stated that she has contacted the facility numerous times to address the issues, but they have done nothing to fix it. She also stated that she was never notified about the Public Hearing. Lisa then asked about pharmacy hours.

J. Reuckel stated that the pharmacy hours would be 9:00 AM – 5:00 PM.

L. Colapreti asked if she could see where the awning was being constructed on the building. B. Steehler showed her some drawings they had.

L. Colapreti said she is concerned about the noise and that the lighting never turns off at Oak Orchard. She stated, it is always lit up and the type of lighting they have kills birds. She brought in a bird that died this afternoon to show the board members what she has to deal with regularly.

J. Jackson thanked L. Colapreti for giving us the information that she did.

J. Jackson then read aloud a statement that was given to Kevin Moore from Cindy, who works at Fowler Funeral Home. She stated that she is concerned about the amount of traffic.

J. Jackson asked if there was any way that the drive thru could be moved to the other side of the building.

J. Reuckel stated that on the east side of the building is where all the medical and exams rooms are.

B. Steehler stated that they could add trees to block lighting and help with noise reduction.

J. Jackson asked if there was anyone else present that would like to comment. No one answered.

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

D. Fleischer seconded.

Unanimously carried.

R. Olson asked K. Moore to check into the approvals that were granted for the lighted signs, and the lighting restrictions.

K. Moore asked the board members if he could have some time to look into everything before a decision was made.

J. Jackson stated, yes.

D. Virgilio asked about screening.

B. Steehler stated that a condition could be put into the approval to add trees for screening at the corner.

Board members were discussing the possibility that the signage may be in violation.

B. Steehler stated that the project that is being proposed should not be held up for violations that Oak Orchard has for their signage.

R. Olson stated that if there are violations, we try to ensure that everything is up to code before other projects are granted approvals.

J. Jackson stated that this will need to be tabled until the November 16th Meeting.

PUBLIC HEARING:

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.

J. Jackson read aloud the legal notice for Clarkson Renewables 2.

Mike Cucchiara, Dave Byrne, and Jim Palumbo were all present to represent for the project.

M. Cucchiara gave a brief overview of the project.

D. Byrne went over a few of the benefits of the project stating that the project will only be utilizing 30% of the land, and that the rest of the land could still be used to farm. He also stated that the project allows the community to have benefits on their billing to lessen the amount of their electrical bill.

M. Cucchiara stated that at last meeting, maintenance was brought up, he gave the board members a packet that shows the maintenance plan that they are proposing and went over the items that were addressed. He explained that he had included some reports about the noise of the tracker system and the invertors. He stated that according to the decibel report, the tracker system is unable to be heard because of area noises around it, like trees rustling, birds, and traffic. He stated that the decibel report for the invertors concluded that the noise is unable to be heard unless someone was standing on the property.

J. Palumbo put up different views and angles of the site again for board members and public to see what the property will look like with the solar panels, as well as the proposed landscaping. He also showed different views of fences for the board members to see which type of fence they would like utilized on the property.

Tom Conrow lives at 3797 Redman Road asked about the hedgerow.

J. Palumbo showed where the hedgerow would be on the drawings.

Tom Conrow then asked if anyone was aware that there is a snowmobile club that utilizes some of the property on that side of County Line Road. He stated that they use the right of way.

J. Palumbo stated that no trees or shrubs would be planted in the right of way and further stated that the fence will be located inside of the plantings and that the project would not affect snowmobilers passing by.

J. Schepp added that the fence is 100 feet from the right of way to give Tom a better idea of how far the fence and buffering of plants and trees will be placed.

J. Palumbo stated that he handed out a packet to the board members that shows the types of vegetation. He then went over drawings that show the tree progression over time. He explained that by bringing in smaller trees, they will have the best chance at growing.

J. Jackson asked what size shrubs.

J. Palumbo stated that they will be planting arrow wood and hazel nut viburnums. He stated that they will be 2-3 feet tall when planted and by the end of the year they will be at least 6 feet tall.

D. Virgilio asked if insects would affect the trees that were being planted.

J. Palumbo stated that there should not be any issues.

H. Mundy stated that he has driven by other solar arrays and he has seen trees that have died.

J. Palumbo stated that it could be any number of reasons, but that is why for this project they are proposing to plant small trees as they have the best chance to grow and survive. He also mentioned that they will be clustering in trees and 72 shrubs will be planted as well.

J. Jackson asked about fencing.

J. Palumbo pulled up pictures that showed different types of fencing and different colors so board members could get an idea of what the fencing would look like.

He also brought in two different samples of fencing, one that was 5/8 mesh fence and another that was 2 inch mesh. He also brought in something that looks like a piece of a Christmas tree branch. He stated that they are put inside the slats of the fencing to cover more and it can also be another barrier for sound.

J. Jackson asked if anyone was present for the Public Hearing.

Tom Conrow stated that he is a farmer and knows the owner of the property and he stated that he is concerned as this solar array is being put on prime farmland.

J. Palumbo stated that the property is prime farmland, but the solar array will also help keep the property from being built on. He stated that when the life of the solar array is done in 25 years, that farm land will be able to be utilized again for farming.

T. Conrow stated that most of Clarkson is red clay. He stated that he is not against solar arrays, but he is against putting solar arrays on prime farmland.

J. Palumbo stated that they could look at having an access way for Tom to utilize the farmland.

J. Jackson asked if anyone else was present for the Public Hearing that would like to speak.

Shawn Lessord stated that he also works for a solar company and someone had asked him about AM interference, so he was wondering if they have ever heard any cases where the solar arrays created AM radio interference.

M. Cucchiara stated that he has never heard that.

M. Cucchiara explained that he is working with New York State on ways for farms and solar companies to be able to work together.

H. Mundy suggested that there should be a limit of how much acreage can be used.

J. Jackson made a motion to close the Public Hearing.

D. Virgilio seconded.

Unanimously carried.

J. Jackson asked the board members which type of fencing they liked.

D. Fleischer stated that he liked the galvanized fencing with the Christmas tree branch that would be put inside the slats.

J. Jackson stated that we will table this item until the next meeting date on November 16th.

NEW BUSINESS:

Applicant: Matt Peown

Property Owner: Jennifer Perry

Property Address: 72 Lawrence Road

Tax ID: 031.03-1-5

ACRES: 3.5

Zoning: RS-20

Owner is proposing a 14 Kw DC ground mounted solar array be installed behind their current residence. The array will include (40) s50 W solar modules with (2) SMA SunnyBoy Inverters located on the eastern interior wall of the garage. This array will be grid tied.

Matt Peown is present at the meeting to represent the owner. He explained briefly about the solar panels that are being proposed and the location on the property. He also stated that this project would not have battery storage.

H. Mundy asked if any neighbors had issues with the proposed solar array.

M. Peown stated that he knew of one neighbor, who lives across the street had concerns.

K. Moore stated that the neighbor who lived across the street did call the Building Department and was worried about placement of the solar array in regards to flooding. He was also worried that a driveway was going to be put in.

M. Peown stated that they will no longer be putting in a driveway.

H. Mundy asked about screening. He stated that he had driven by the property and that the solar array would be very visible to neighbors and people passing by. He further stated that from a neighbor's point of view, screening should be done.

J. Jackson asked if pictures could be brought in for next meeting.

M. Peown said that could be done.

J. Jackson made a motion to place this item on for a Public Hearing on November 16, 2021.

J. Culhane seconded.

Unanimously carried.

ANNOUNCEMENTS:

The Planning Board Meeting for November 2, 2021 has been cancelled due to Election Day.

MINUTES:

D. Virgilio made a motion to approve the minutes from October 5, 2021

D. Fleischer seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 8:45 PM.

D. Fleischer seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, November 16, 2021 at 7:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 11/17/2021