

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, December 7, 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.

J. Jackson stated that the Clarkson Renewables 2 Project is on tonight and stated that a summary was not necessary tonight.

Michael Cucchiara stated he is present tonight to represent the Clarkson Renewables 2 project and they are requesting to get a decision on approval tonight.

J. Jackson asked board members if they had any questions in regards to the solar project.
No one answered.

J. Jackson asked J. Schepp if he had any issues.

J. Schepp stated that the only concern was buffering and that has been addressed.

J. Jackson asked R. Olson if he had any issues.

R. Olson stated that everything looks good.

J. Jackson asked K. Moore if he had any issues.

K. Moore stated, no issues.

J. Jackson went through the Planning Board determinations to make a decision for approval. He stated that the solar array would be beneficial to the community, it would not be depreciating value in the area, it was not a threat to the community, it would not be detrimental to the traffic flow in the area, and the area would not alter the area or affect the neighbors.

J. Jackson stated that SEQR had been addressed by the Town Board who is Lead Agency on the project and determined that this was a Type 1 action with a negative declaration.

J. Jackson made a motion to approve the special use permit and the site plan for the Clarkson Renewables 2 Solar Project on West Avenue with the following conditions:

- a) The Site Map dated November 8, 2021, is the map that will be utilized for the project.
- b) A maintenance agreement for screening and replacing any dead trees.
- c) No storage batteries to be used without the prior approval of the Planning Board.
- d) Applicant posting a decommissioning bond in accordance with Town Code 108-9 D, in the amount of \$170,154.00 prior to the issuance of a building permit.

- e) The project will follow Clarkson Town Code, 96-2A (5), which specifies the hours of power equipment during the construction process.
- f) No building permits will be issued until payments are made in full.

D. Fleischer seconded.
Unanimously carried.

OLD BUSINESS:

Applicant: Le Property Maintenance & Landscape, LLC.

Property Owner: Lee Gill

Property Address: 7976 West Ridge Road

Zoning: Commercial

Applicant is requesting a special permit to operate a business to store bulk landscaping materials.

J. Jackson stated that at the last meeting the Planning Board asked for some items that would be needed to move forward with a decision.

Lee Gill is present to represent himself and stated that he had sent over pictures of the carport, and a google maps view showing the locations of where company items would be kept.

J. Schepp stated that a map would be needed to show the limits of the property.

J. Jackson asked if there would be any retail business going on.

L. Gill stated, no.

D. Virgilio stated that a map showing boundaries would be beneficial.

L. Gill stated that the owner of the property, Lee Hicks does not have a map. The Building Department did not have one on file as well. He is unsure where to get the map.

K. Moore stated that he checked property file and subdivision maps and there are none available on file. He further stated that he asked the Assessor if she had one on file, and she did not either.

K. Moore stated that he could go out to the property and assist L. Gill with getting measurements for boundaries, by running measurements from the building.

J. Schepp stated that the Town is already allowing him to run his business at this time, they just want to have everything squared away.

L. Gill stated that the meeting had been pushed out a few times and he currently has salt sitting outside without the carport over it as he has been waiting for approval. He stated that if the salt gets wet, it will be ruined and he will not be able to use it, so he is looking to find out about the carport tonight.

K. Moore asked R. Olson if L. Gill is able to put up the carport up since it is a temporary structure.

R. Olson stated it would not be a problem because it is temporary.

J. Jackson stated that some screening should be put in and asked if that could be done if given a certain amount of time to do so.

L. Gill stated that he has put in a purchase offer on the old Zerniak property, so he is unsure if all of this will be necessary soon.

Discussion was had between board members and support staff on how to proceed.

R. Olson stated that we could table the item for a time period to see what will happen with the business.

J. Jackson made a motion to table this item to June of 2022 to allow time for status on the business location.

D. Virgilio seconded.

Unanimously carried.

MINUTES:

H. Mundy made a motion to approve the minutes from November 16, 2021

D. Fleischer seconded

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 7:23 PM.

D. Fleischer seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, December 21, 2021 at 7:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 12/21/2021