

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, July 19, 2022 at 6:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio
Harold Mundy *
Daryl Fleischer
Pat Didas *

Support Board Members

Keith O'Toole, 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: Joseph Avery

Property Owner: Anthony Masiello

Property Address: East of Clarkson Meadows Subdivision North of Gilmore Road

Tax ID: 054.02-1-1.12

Acres: 76.481

Zoning: RS-20

Applicant proposed to subdivide the 76.481 acre parcel into 3 sections 8A (5.835) to be an 8 lot subdivision, 8B (7.656) 3 lot subdivision, and a third parcel to be 62.00 acres of remaining lands. The existing parcel has preliminary approval however, the proposed development puts forth a less intense lot coverage.

J. Jackson read through application and asked for a brief summary to be given on the proposed Clarkson Meadows Subdivision.

Thomas Arrington present from Costich Engineering. He explained that they will be creating an 8 lot subdivision which is being referred to as Section 8A and a 3 lot Subdivision which is being referred to as Section 8B. He stated that there will be an extension of public utilities, sanitary sewer and it would be gravity so that there will not be a pump station needed.

J. Jackson asked about a turnaround for Benita Drive.

T. Arrington stated that it is an approved fire turnaround. He further stated that they still have access at the corner lot on the end.

D. Virgilio stated that he is not a fan of the turnaround, he stated that he would like to see Benita join together.

J. Schepp stated that stormwater has been ignored.

T. Arrington stated that the project is under the 5 acre disturbance.

T. Arrington asked if the concern is the segmentation.

J. Schepp stated that the original plan for the entire property that was approved years ago had stormwater information that included pump stations, loops, and drainage.

D. Fleischer stated that the houses have been there 20 years and there hasn't been traffic, so he stated that he didn't see much of an issue in regards to the stormwater. He further stated that he is not the Town Engineer though.

K. O'Toole stated that the previous proposal included a pond and it seems the Planning Board is interested in connecting Benita Drive.

J. Avery asked if the stormwater concerns are on the top portion or the lower portion of the proposal.

J. Jackson stated that he feels the lower part needs to be addressed.

J. Schepp stated that stormwater needs to be addressed.

T. Arrington asked if the town could provide help in maintenance of a stormwater pond.

J. Schepp stated that his concerns are that this was conceptually built. Sections 1-7 had stormwater plans built in and the issue is that the current proposal is ignoring them.

T. Arrington stated that he would like to get this subdivision approved, so will the roads need to be connected as well.

J. Jackson said that he can only speak for himself, but he would like to see the roads built together.

J. Schepp stated that he can live with the cul de sacs on the north and south with an area to the extension to loop out to Gilmore. He further stated that he can understand that the markets have changed and understands the concept of creating the deadends.

K. O'Toole asked the Planning Board Members if they are okay with the northern cul de sac.

D. Fleischer asked if this was being tabled so that the other Planning Board Members could review.

J. Jackson stated that he would like to table this matter until the next Planning Board Meeting.

T. Arrington asked if J. Schepp would be able to provide any comments for him.

J. Schepp said that he would provide comments.

J. Jackson made a motion to table this item for the next meeting on August 2nd.

D. Fleischer seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: Geoff Johnson

Property Owner: Buck Run Solar

Property Address: 2540 Redman Road

Tax ID: 028.03-1-17

Acres: 116

Construction of a ground mounted community solar array on approximately 27.4 acres (disturbed area).

J. Jackson read through the application for Buck Run Solar and asked for the representatives to give a brief summary of the proposed solar project.

Kaitlyn Vigars the Attorney with Phillips Lytle LLP is present at tonight's meeting along with Jim Geddis. K. Vigars stated that the solar project is proposed to be 5 mg watts located at 2540 Redman Road. She stated that the project is a bit closer to the road as they designed the project to not impact as many trees. She further stated that they have gone in front of the Town Board a few times to give an overview of the project and to seek an overlay district and SEQR. She said that the Town Board referred the project to the Planning Board for review and to request site plan and special permit approval. K. Vigars further stated that they are proposing a vegetative plan for screening.

D. Fleischer stated that there is another solar project down the street from the location Cypress Creek is proposing their solar project. The solar project down the street has screening in front of their project and the trees that were put in are dead and so that is his concern with this new proposed solar project.

K. Vigars stated that they are open to different types of trees to plant.

J. Geddis stated that there would be a more diverse tree screening.

J. Jackson stated that this project is much closer to the road, so he is very concerned about the screening.

D. Fleischer also stated that he is concerned because if this is approved there will be two solar projects down the road from each other and there is a resident that is sandwiched in between the projects.

Steve stated that he is the resident who lives at 2636 Redman Road and will be sandwiched in between both of them and his concern is that he is a hunter.

K. O'Toole asked about the landscaping plan which proposes landscaping in the front but not on the south side. He is also concerned about the height for the landscaping and would like to see a landscape architect. He feels that it would be necessary to have a double layer of trees or possibly a third layer to screen. He further stated that the landscaping plan should include a permanent maintenance plan and suggested a 7 foot chain-link fence with the green garland.

K. Moore stated that the code calls for a 7 foot fence as the maximum height. If they do a higher fence they will need to get a variance.

D. Virgilio asked about putting a berm in.

K. O'Toole stated that a landscape architect should come in.

K. Vigars stated that they are hearing the comments that landscaping is a huge concern and she can work with us on what we would like.

K. O'Toole asked J. Schepp if MRB has a landscape architect.

J. Schepp said that they have a consultant that they use.

J. Schepp stated that a landscape architect would know the right plant for the right location.

K. Moore stated that the property has an area that is part of the forestry project and asked if they will be maintaining the project.

K. Vigars stated that the project will remain in place, and that there is a penalty fee that Cypress Creek will need to pay for trees that are taken out.

J. Schepp asked how they will be able to access the back acreage.

K. Vigars stated that they will contact the NYS DEC to confirm that the access roads are sufficient.

D. Virgilio asked why they would like the solar project in that location.

K. Vigars stated that the property owner is selling the whole property, so they have to buy the entire property, but they will only be using a portion of it. She further stated that the wetlands on the property prevent building development as well as the property being a part of the forestry program, it would be very costly to remove trees or to even get out of the program. So the location of the solar project makes sense.

K. Moore asked about maintenance plan for outside of the fencing. He would like to know that it would be mowed and maintained.

K. Vigars stated that it would be part of the maintenance plan.

D. Virgilio asked if grass would be mowed under trees.

K. Vigars stated that she was not sure but would look into it.

J. Jackson asked what happens to the solar panels when they are outdated in 25 years.

K. Vigars stated that there is a recycling plan in the decommissioning plan.

K. O'Toole asked what the terms are of the bond in regards to inflation rates.

K. Vigars stated that the terms can be agreed upon based off of inflation rates.

J. Schepp suggested that a review be done every 5 years in terms of the bond agreement, since we aren't sure what the rates will look like that far down the road.

J. Jackson said that he is concerned with the solar panel materials.

Mark Weston spoke and said he lives at 2477 Redman Road and he said that he has done the research on the solar panels and it looks like there is not a recycling location in the United States currently. There is one and it is outside of the country.

D. Fleischer stated that he is concerned with boxing in residents.

J. Jackson made a motion to table this item for the August 2nd Meeting so that the other Planning Board members have time to review.

J. Schepp asked if photo simulations could be done like a 1 year and a 5 year.

K. Vigars said that she could work on that.

DISCUSSION:

Planning Board members discussed their concerns about the Clarkson Meadows Proposal.

J. Schepp stated that a dead end has benefits but there are safety concerns and drainage issues that need to be addressed, and he further stated that creating three dead end roads would not be addressing the actual concerns of the stormwater.

MINUTES:

D. Fleischer made a motion to approve the minutes from June 21, 2022
D. Virgilio seconded.
Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 7:23 PM.
D. Virgilio seconded.
Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, August 2, 2022 at 6:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 8/2/2022