

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, August 2, 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: 1171 Lawrence Road Site Plan

Property Owner: Terrance Kaufman

Property Address: 1171 Lawrence Road

Tax ID: 029.04-1-38

Acres: 1.63

Applicant is requesting a one lot site plan to build a single family home and associated improvements.

Matt Tuttle is present to represent for Terrance Kaufman's Application. He explained that a site plan was approved in 2004. He stated that his client has since purchased the property and would like to keep the site plan the same for the location of the house and driveway, but have proposed to change the location of the pond and leach field. He stated that approvals were received from the County and NYS DOT, and is waiting to hear back from the Health Department.

D. Virgilio asked if this would require a Public Hearing.

K. O'Toole stated that a change of ownership doesn't require a Public Hearing, however it is up to the Board Members.

The Board Members discussed and agreed that a Public Hearing should be done, since the last approval was in 2004.

J. Jackson made a motion for this application to be placed on for a Public Hearing on August 16th at 6:00 PM.

D. Virgilio seconded.

Unanimously carried.

NEW BUSINESS:

Applicant: William and Charlene Noel

Property Owner: William and Charlene Noel

Property Address: 711 Clarkson Hamlin Townline Road

Tax ID: 029.03-1-2.5

Acres: 5.995 acres

Applicant requesting a two-lot subdivision with development of a single family home with associated utilities, modified-raised leachfield, and fire suppression pond on Lot 1. Lot 1 is a proposed flag lot.

Anthony Tintera from Meagher Engineering is present to represent for the Noel Application. He explained that the applicant is proposing to subdivide a lot to create two separate lots. Lot 1 will be a flag lot and is proposing a single family home, driveway, modified raised leach field, a fire suppression pond, and other utilities. Lot 2 will not have any development.

K. Moore asked about septic being installed.

A. Tintera stated that a company was hired for the sewer/septic portion and they advised the client that a modified raised leach field would be best.

J. Jackson made a motion to place the Noel Application on for a Public Hearing on August 16th at 6:00 PM.

D. Fleischer seconded.
Unanimously carried.

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.

Thomas Arrington from Costich Engineering and his client Joseph Avery are present for the meeting. T. Arrington explained that their application was tabled from the last meeting, since two board members were not present to give more time to review the plans.

J. Avery spoke and said that initially it seemed that Board Members were interested in having cul-de-sacs on the plans. However, at the last meeting the board members discussed having Benita Drive connect. He wanted feedback from all of the board members on their thoughts of the proposal.

P. Didas asked if they had addressed the stormwater concerns.

T. Arrington stated that they had not proceeded with changing any plans because they wanted to hear from all board members.

D. Fleischer stated that he was fine with the proposal as long as storm water concerns are addressed.

P. Didas stated that he agreed with D. Fleischer.

J. Jackson stated that we also need to consider future projects.

K. O'Toole stated that the whole project had been approved and explained that the approval doesn't just go away. He further explained that sections can be redesigned, but it also has to allow for further development to continue as the original plan.

T. Arrington stated that they would ensure that stormwater and utilities can continue.

K. Moore asked about the location of the second substation and wanted to know if it were in the plans for section 8 or 9. He stated if there is any future development, the second pump station needs to get done.

K. O'Toole stated that he would like to hear the Town Engineer's comments on the future development of the remaining lots.

T. Arrington asked if he could reach out to the Town Engineer on comments.

J. Jackson said that he could.

K. O'Toole stated that currently the application is not complete, we still have items that need to be addressed, and that we are not at a point to involve the public on this item.

J. Jackson made a motion to table this to the next meeting on August 16th at 6:00 PM.

D. Virgilio seconded.

Unanimously carried.

K. O'Toole asked J. Avery if there was another individual who was planning on buying a portion of the land.

J. Avery stated that there is someone who would like to build on the property next to him and they are not interested in developing other than building a single family home.

K. O'Toole asked if he would be willing to propose to vacate the old approvals.

J. Avery stated that he doesn't think that he would be opposed to it.

K. O'Toole asked if he was aware that he would need to put in a pump station.

J. Avery stated that he is aware.

Buck Run Solar Project Recommendation:

K. Moore stated that a recommendation for Buck Run Solar needed to be done.

J. Jackson asked board members to discuss their thoughts on the project.

D. Fleischer stated that he doesn't like the idea of a neighbor sandwiched in between two solar farms.

P. Didas said that there are too many solar projects and Clarkson is becoming saturated.

D. Virgilio stated that he feels a moratorium should be put in place for solar projects.

H. Mundy stated that a moratorium should be placed for solar projects and the moratorium on battery storage should be extended.

After a brief discussion, the majority of the board members were not in favor of the overlay district.

Warren Smith who lives at 2633 Redman Road stated he was present tonight for Buck Run Solar Project, but he found out that Buck Run Solar asked to reschedule their meeting date to have more time to prepare documents. He stated that he had some concerns about the drainage. He also said he had done research and found that solar panels create heat and could potentially keep birds away which could create a rodent sanctuary. He also stated that he is concerned about vegetation being removed and different vegetation being added.

J. Jackson asked board members to vote to recommend the Buck Run Solar Project.

1 aye (J. Jackson)

4 nays (D. Fleischer, H. Mundy, D. Virgilio, P. Didas)

J. Jackson stated that the majority of the board members were not in favor of the recommendation and asked for board members to list out their concerns, which included:

- Drainage concerns
- Wildlife concerns
- Proximity to the road
- Saturation of Solar Projects in Clarkson
- Approving the Buck Run Solar Project would sandwich one residential parcel between solar projects on both sides.
- The Planning Board recommended that the Town Board consider:
 - Imposing a moratorium on additional Solar Projects.
 - Amending the existing Solar Energy System Overlay District law.

DISCUSSION:

H. Mundy stated he saw a Legal Notice for the Town of Sweden for battery storage systems. He explained that there is a proposal to rezone a piece of land to allow for battery storage. His concerns are that the property is close by to an apartment complex and the Brockport College. He further explained the dangers of battery storage and the potential of a fire starting and the damage that could be done, especially in the area that is being proposed. He stated that he contacted the Brockport Fire Department who told him that they do not have the means to put out a fire of that nature and the damage that could be done. Brockport Fire Department decided to write a letter to the Town of Sweden to let them know. He feels that the Town of Clarkson needs to extend their moratorium on battery storage and revisit the law for Battery Storage in our town.

MINUTES:

D. Fleischer made a motion to approve the minutes from July 19, 2022

P. Didas seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 7:26 PM.

D. Virgilio seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, August 16, 2022 at 6:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk

Minutes approved on 8/16/2022