

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, September 6, 2022 at 7:00 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 7:00 PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

OLD 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).

Kaitlyn Vigars, the Attorney with Phillips Lytle LLP is present at tonight's meeting along with Bernardo Urdaneta, the Project Developer. She stated that they wanted to come in front of the Planning Board and explain what they are currently working on. She stated that they heard the Planning Board's concerns from the recommendation to the Town Board, to not recommend the project. She further stated that the Town Board did grant approval for the Overlay District and she wanted to explain that they are currently revising the plans to address the concerns that the Planning Board had. She also wanted to hear from Planning Board members tonight and see if there are any additional concerns or comments that they can include in the revised plans.

J. Jackson stated that he reviewed the comments from the Town Engineer and he further stated that some of the Planning Board's concerns were the aesthetics and concerns for neighbors being boxed in.

H. Mundy referenced the letter from Cypress Creek in regards to the Town Engineer's comments. He stated that number 7 in the letter said that there is no proposed lighting for the project.

H. Mundy stated that there should be lighting for the entrance and where the invertors and controls are.

H. Mundy also stated that based off of other Solar Projects in Clarkson, they appear uncared for and that is his concern.

K. Vigars stated that they are revising their operations and maintenance to incorporate that road frontage looks nice and is maintained and they will make note of the lighting concern.

K. Moore stated that there should be verbiage added in the agreement to state what will happen if maintenance is not taken care of.

J. Jackson said that the original plans state that there would be deer fencing. He would like to see something more than deer fencing, like chain-link fencing included in the revised plans.

D. Virgilio asked about having a berm put in on the road frontage.

K. Moore stated he is not sure if it would be feasible, but could talk with J. Schepp about it.

J. Jackson asked if K. Vigars had seen the hedge link fence flyer.

K. Vigars said she had not, and asked to have a copy.

J. Jackson asked about extending the landscaping on the north and south sides of the project.

K. Vigars said that they are working on addressing that.

J. Jackson asked if the grass could be maintained so that it doesn't go over 6 inches high on the outside of the fence, further explaining that he is talking about the grass from the road to the fence.

J. Jackson asked how often the grass gets cut.

B. Urdaneta stated that typically the first 5 years it gets cut 3-5 times a year. He said that after 5 years, it's more like 2 times a year.

J. Jackson asked the other Board Members if they had concerns.

H. Mundy asked about drainage.

K. Vigars stated that the solar panels allow for the rain to go right onto the ground, and the ground mounting should not impact the drainage.

K. Vigars stated that she has heard concerns from the neighbors in regards to hunting and that they are working towards getting exclusive access to the neighbors to do so.

K. Vigars stated that they just wanted to come in tonight and address some concerns and let the Planning Board know that they are working on revisions. She explained that when they have finalized their plans that they will reach out to the Planning Board to get on the Agenda.

J. Jackson stated that the Planning Board did feel that there are many Solar Projects that are coming into Clarkson and they are just concerned about the amount and how quickly they have come in and that is another concern.

MINUTES:

P. Didas made a motion to approve the minutes from August 16, 2022

D. Virgilio seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 7:40 PM.

D. Virgilio seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, September 20, 2022 at 7:00 PM, at the Town Hall.

Respectfully submitted,

Anna Beardslee Building Department Clerk