

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, October 4, 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
Andrea Rookey, 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: 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. Jackson asked if there was public present that would like to speak.

John Kelly, a member of the community voiced that he felt the development was a good idea.

J. Kelly also voiced his concerns about the development due to the water drainage.

Leslie Matthews, a member of the community brought pictures of where the drainage was leading to, to show the areas that have been affected.

J. Jackson stated that the main concern of the development is and has been the drainage.

Joyce Levandowski, a member of the community voiced her concerns about the pumping station being able to withstand the new development.

J. Jackson stated that in the previous meetings that the pump station would be able to withstand the new development though J.P. was not able to speak on that due to him not being present.

K. Moore stated that the pump had been upgraded.

T. Arrington said that a survey had been done in the spring.

K. Moore stated that there was a full EAF that was done to determine the wetland areas.

J. Avery stated that the land is proposed to be corrected by adding a pond for the drainage issues.

J. Jackson stated that the board would table this case until the next meeting, October 18 at 7:00pm.

NEW BUSINESS:

Applicant: Mark and D'Arcy Gaisser

Property Owner: Mark Gaisser

Property Address: 770 West Ave

Tax ID: 068.01-1-2.2

Acres: 2.2

Zoning: RS-20

Applicant proposed to add a berm 32ft back from the road for safety. She stated that many accidents happen in the area and would like to add more protection than the fence because there is more traffic. She would like to add a berm similar to the one that is currently in the town of Sweden which is across the road.

D. Gaisser stated that they are not currently in a flood zone and got the property surveyed years ago by FEMA because there is a babbling creek near the back end of her house.

K. Moore stated that he looked over the revision that was done to determine the flood zone. The revision showed that some parts of the property remain a part of a flood zone.

D. Fleischer asked how tall the berm is proposed to be.

D. Gaisser said that she has not made official plans yet but should be around 4ft tall and have pine trees on top.

J. Jackson asked how far from the right of way.

K. Moore said it looks to be further than the right of way, but he does not have a current survey to provide that information.

J. Jackson stated that he would like something from FEMA stating that that area is not a part of a flood zone under the condition that FEMA approves, more design pictures to show what the structure would look like.

K. O'Toole stated that there are usually more site plans required.

K. Moore asked if this case would stay open until the improvements and conditions are met and the planning board will reassess.

J. Jackson stated that is correct.

D. Gaisser asked if the berm could remain there until further notice.

J. Jackson said yes.

Old Business:

Applicant: Geoff Johnson

Property Owner: Buck Run Solar

Property Address: 2540 Redman Road

Tax ID: 028.03-1-17

Acres: 116

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

Lindsey Haubenreich, 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 explained what they are currently working on. 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. They have revised site plans, revised storm water pollutions prevention preliminary slip, photo simulations, revised conditioning plan, revised operations and maintenance plan and full-time responses to the comments left by the board and town attorney.

B. Urdaneta proposed they would plant about 175 trees and 800-900 shrubs to surround the property and provide maintenance.

J. Jackson asked if the area would be mowed in front of the trees.

B. Urdaneta stated that it the area would be mowed four times per growing season. There will be someone visiting the site monthly to check the inverters and monitor the existing conditions.

J. Jackson asked who would be taking care of the dead trees.

B. Urdaneta stated that there would be someone replacing dead trees and replacing them during the planting seasons, one would be April through June and the other would-be September through October.

D. Fleischer asked what type of maintenance plan would be in place so that there is not an ongoing cycle of replacing dead trees. D. Fleischer reiterated that B. Urdaneta said that there would be monthly maintenance, but would that person be watering the trees.

H. Mundy asked if there was a watering plan for example using transpiration bags.

J. Jackson stated that the college had a watering truck come to water the new trees they had planted.

K. O'Toole stated part of the concern would be if anyone would like to develop the surrounding land, would the people be able to the solar panels from their backyard.

D. Virgilio stated that the maintenance team would need to mow more frequently.

K. Moore stated that the grass and weeds cannot be over 10in. due to the New York state requirements.

L. Haubenreich said that their team would consider the comments that had been made during this meeting.

The board discussed what the fences would look like, whether they would have slatting, the height and how thick the gauge would be on the chain. The board also discussed that they would like the fence to have coating on it so that it does not get rusty.

J. Jackson asked if they had discussed any lighting.

L. Haubenreich said that the applicant would want just a sign at the entrance.

J. Jackson asked if the board members would like to ask or comment on anything else.

K. O'Toole said that he would like the board to be able to visit the site.

J. Jackson stated that in previous projects they have had applicants put stakes in the ground so that the board can get an idea of where the project would be in the area if they would choose to visit the site.

J. Jackson said they will meet the first Tuesday in November about this project before moving onto a Public Hearing. The meeting will be on November 1st.

MINUTES:

J. Jackson made a motion to approve the minutes from September 20, 2022.

D. Fleischer seconded.

Unanimously carried.

ADJOURNMENT:

J. Jackson made a motion to adjourn the meeting at 8:24 PM.

D. Virgilio seconded.

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, October 18, 2022, at 7:00 PM, at the Town Hall.

Respectfully submitted,

Andrea Rookey Building Department Clerk