

# TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES

Held at Clarkson Town Hall  
Tuesday, November 1, 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.

## PLEDGE:

## 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.

J. Jackson asked if J. Avery could start his introduction about where his house is going to be and to explain the drainage.

J. Avery stated that there have been complaints of such having water issues and the way it is right now there is a lot of debris and brush that have been dumped into the swales.

J. Avery stated he talked to Bob Viscardi and explained that for the town to go back their B. Viscardi would need a temporary easement.

J. Avery stated once the land has been purchased, he is okay the town clearing it out.

K. Moore asked if the easement would be something that the town would take care of or if it is expected for the swell to be cleared out first by the developer.

J.P Schepp stated J. Avery would have the right to development responsibility to go there and clean it out first. The developer should clear the easement first and then the town would have an easement after the initial clean up.

H. Mundy stated that the map looks like the project is trying to drain tabletop of water which is a contributing factor for the water sitting on the property.

T. Arrington stated all the flow from Amy Lane is currently dumping out into the surrounding area and is not connected into the system like it was intended.

H. Mundy asked if the change in contour would create more issues because there is currently discharges there.

T. Arrington stated they are directing water to the stormwater management facility in their proposed plan.

H. Mundy asked if the people South of where J. Avery is developing would now get issues from the land development they are proposing.

J. Avery stated the water should go past the South of the housing track.

The Planning Board had a discussion about the drainage and where it lies if there would be a need for an easement.

Residents were asking about the pump house in the neighborhood.

B. Viscardi addressed the residents' concerns stating that the parts of the pump house have been replaced.

J. Jackson motion to close the Public Hearing.

D. Fleshier seconded.

Unanimously carried.

J. Jackson motioned to determine this was a type I action and issued a negative declaration.

P. Didas seconded.

J. Jackson asked all in favor say aye.

Four stated ayes

J. Jackson motioned to approve this project, with the following conditions:

1. Subject to approval with the satisfaction of the conditions from the Town Engineer
2. Subject to approval with the satisfaction of the conditions from the Town Attorney

3. Applicants, contract/vendees, and others of the property should record instrument at the Monroe County Clerk's office prepared by their attorney and approved by the planning board attorney which gives public notice that they have cancelled, revoked, and abandoned any preliminary land use approvals for the subject parcel
4. Applicants to provide such drainage and stormwater maintenance agreements as required by our Town Engineer
5. Phasing revision applicant proposed two subsections for development 8A and 8B, which ever subsection applicant proceeds with first the earth with grading and seeding for the drainage improvements shall be performed in the first subsection and shall be included in the letter of credit
6. As build shall be subject to the Town Engineer inspections shall be performed and eventually revised as built.
7. As a result, that the site plan does not have sidewalks and streetlights is a requirement to build such improvements as a condition of the site plan

D. Fleshier seconded the motion.

Four ayes were stated.

**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).

T. Puchner is attending the meeting on behalf of the Buck Run Solar Project.

A second supplemental has been provided to the members of the Planning Board. T. Puchner explained that L-8.2 has more information on the planting, 45 days after a plant dies the new plant will be replacing the dead. T. Puchner also stated that stakes have been placed.

H. Mundy asked if the landscaping plan was included in the second supplemental.

T. Puchner stated that it was L-8 that explained the landscaping plans in further depth.

J. Jackson asked about the access gate and if there is a page in the new supplement that explained it.

K. O'Toole answered there is no picture of the gate in the supplement.

J. Jackson stated that they would like information on the gate in the next meeting.

H. Mundy stated that New York has a code that states that access must be provided for first responders.

H. Mundy stated that there should be a land tech readily available to see if the project is as built.

K. Moore stated that would be appreciated.

K. O'Toole stated it might be best that this project has an expiration date for the special use permit for 5 years.

D. Fleischer stated it might be uncomfortable for the permit to have a timeline.

K. O'Toole stated if there is anything that they should freshen up this should be a condition.

D. Fleischer questioned if there is a stipulation involved it could cause litigation.

K. O'Toole said that the applicant should approach six months prior to get their permit renewed in time to avoid legal issues.

J. Jackson motioned to have a Public Hearing for Buck Run Project on November 15<sup>th</sup>.

D. Fleischer second.

P. Didas stated nay.

Three stated ayes.

**OLD BUSINESS:**

**Applicant:** Arkadiy Kravchenya

**Property Owner:** Arkadiy Kravchenya

**Property Address:** 11 Clarkridge Drive

**Tax ID:** 055.40-1-17.130

**Acres:** 5.2 acres

Applicant proposing the construction of a 40ft by 330ft self-storage building.

J.P. Schepp stated their land tech gave all the plans and revised calculations to him.

J.P. Schepp stated that before the Certificate of Completion is given it should be inspected.

J. Jackson motioned that this is an unlisted action with a negative declaration.

D. Fleshier seconded.

Unanimously Carried.

P. Didas motioned that the construction of a 40ft by 330ft self-storage building approval of the is given.

J. Jackson Seconded the motion.  
Unanimously Carried.

**REVIEW OF MINUTES:**

October 18th, 2022

P. Didas motion to approve the minutes.

J. Jackson seconded.

Unanimous.

**NEXT MEETING DATE:**

November 15, 2022, at 7:00 PM

**ADJOURNMENT:**

J. Jackson motion to adjourn at 8:37 PM.

P. Didas seconded.

Unanimous.