

TOWN OF CLARKSON PLANNING BOARD MEETING MINUTES
Held at Clarkson Town Hall
Tuesday, November 21st, 2023, at 7:00 PM

Board Members

John Jackson, Chairperson
Dave Virgilio
Daryl Fleischer
Patrick Didas
Paul Egan

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 7:00PM and led everyone in the Pledge of Allegiance and read through the agenda for the night.

PUBLIC HEARING:

Applicant: Ian Moriarty

Property Owner: Paul Moriarty

Property Address: Craig Hill Drive

Tax ID: 055.02-1-4.1 & 041.04-1-3.111

Acres: 235.53

Applicant requesting a subdivision and a 4.31-acre, one lot site plan approval for a single-family home.

J. Jackson read the legal notice aloud.

M. Tuttle said that the one thing left is dedication.

K. O' Toole said the ball is now in their court.

J. Jackson motioned to keep the Public Hearing open for December 5th.

D. Virgilio seconded the motion.

Unanimously carried.

PUBLIC HEARING:

Applicant: ST2C.LLC

Property Owner: ST2C.LLC

Tax ID:041.040-0001-03.111 & 055.020-0001-04.1

Acres: 235±

Applicant requesting a site plan approval to construct a 14,078sqft Fieldhouse building approximately 270' southwest of the clubhouse.

J. Jackson read the legal notice aloud.

M. Tuttle said that he submitted the new plans and the only thing on hold is the dedication.

J. Jackson asked J.P. Schepp if everything looked okay on the submitted plans.

J.P. Schepp said yes.

J. Jackson motioned to table the meeting until December 5th.

D. Fleischer seconded the motion.

Unanimously carried.

PUBLIC HEARING:

Applicant: Bryn M. Baube

Property Owner: Bryn M. Baube

Tax ID:54.14-001-032.32,32.33&32.003

Acres: 1.55

Applicant requesting a two-lot subdivision.

J. Jackson read the legal notice aloud.

R. Maier said that the proposed subdivision is only affecting the two properties.

J. Jackson opened the Public Hearing to the Public.

No public present commented.

J. Jackson motioned to close the Public Hearing.

D. Fleischer seconded the motion.

Unanimously carried.

P. Didas motioned SEQR is an unlisted action with a negative declaration.

J. Jackson seconded the motion.

Unanimously carried.

J. Jackson motioned to approve the two-lot subdivision.

P. Didas seconded the motion.

Unanimously carried.

NEW BUSINESS:

Applicant: Silvano Bullo

Property Owner: Silvano Bullo

Property Address: 139 Gilmore Rd

Tax ID: 055.01-1-14.12

Acres: 5.32

Applicant requesting a one lot site plan approval for a single-family home.

J. Jackson asked if there was an already existing driveway.

M. Tuttle said yes, about 150ft.

J. Jackson asked if there were any thoughts of an area to turn around halfway.

M. Tuttle said the driveway is about 20ft wide.

K. O'Toole asked if the septic was approved.

J. Jackson motioned to hold a Public Hearing on December 19th.

P. Didas seconded the motion.

Unanimously carried.

NEW BUSINESS:

Applicant: Stephen & Suzanne Hansen

Property Owner: Stephen & Suzanne Hansen

Property Address:2203 Ireland Rd

Tax ID:041.02-1-28.1

Acres: 10.42

Applicant requesting a two-lot subdivision for one lot site plan approval for a single-family home.

M. Tuttle said originally this subdivision was two lots. The applicants would like to build a house with bigger portions- new house on private septic and well.

J. P. Schepp said if all goes well in about a year or so hopefully the timing works out for the public water to be added.

J. P. Schepp said to check the site distance.

M. Tuttle said it had been a while since the last site visit.

J. Jackson motioned for a Public Hearing on December 19th.

D. Fleischer seconded the motion

Unanimously carried.

NEW BUSINESS:

Applicant: Solidago Solar/ Cypress Creek Renewables

Property Owner: Steven Licciardello

Property Address: 3070 Lake Rd

Tax ID:040.03-1-28.2

Acres: 111.40

Recommendation letter to the Town Board for proposed 3.7MW community solar project.

After reviewing and follow up discussion of the proposed community solar project, all planning board members agreed that this parcel should not be used for a community solar project.

Listed below are the factors taken into consideration:

- This parcel received preliminary approval in 1988 for a 317-unit multifamily development.
- The preliminary approval was updated upon sale of the property in 1989 for section 1 of a 193-lot single family development with no pump station required.
- This parcel has public sewer, public water, natural gas and electric available.
- This parcel has over 20 acres of prime farm soil which are of statewide importance.
- This project would be contrary to page 31, vision and goals, of the comprehensive plan adopted in 2022.
- The parcel was designed to be a continuation of Woodstock Lane eliminating the dead end.

MINUTES:

J. Jackson motioned to approve the minutes from 10/17/2023.

P. Egan seconded the motion.

Unanimously carried.

ADJOURNMENT:

J. Jackson motioned to adjourn at 7:50PM

P. Egan second the motion

Unanimously carried.

NEXT MEETING:

The next scheduled meeting of the Planning Board will be on Tuesday, November 5th, 2023, at 7:00 PM, at the Town Hall.

