

TOWN OF PARMA PLANNING BOARD  
November 21, 2016

Members present:	Chairman	Tod Ferguson
	Executive Secretary	Dennis Scibetta
		Bob Pelkey
		Mike Reinschmidt

Members Absent:	Mike Ingham
	Mark Acker

Public Present: Brad Norbut and Dave Norbut.

Meeting started at 7:01 pm.

**A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the minutes of the November 3, 2016 meeting as presented. Motion carried unanimously 3-0. (Mark Acker and Mike Ingham absent).**

**NEW BUSINESS**

Sandalwood Subdivision                      21 lots                      N. Union St.  
The applicant asked to be withdrawn from the agenda for tonight's meeting.

1682 Hilton Parma Corners Road                      conceptual plans  
Dave Norbut presented to the board revise plans along with four different architectural designs for this proposed town house community.

Mr. Norbut stated that there is an entrance to the north of the property with an existing 36 inch culvert. The existing entrance has been incorporated into the revised plans.

The applicant's submitted to the board a letter entitled rebuttal to meeting on November 3, 2016. The applicants reviewed their rebuttal letter with the board.

Mr. Reinschmidt asked the applicants who currently owns the property. Mr. Norbut stated they do not but they have an option to purchase and their option to purchase date was coming soon.

**1682 Hilton Parma Corners Road continued:**

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The applicants reviewed with the board that this is a new concept and there is nothing like it in New York but it appears that development is moving in this direction and they are looking to be a trend setter.

Chairman Ferguson asked if the solar farm was going to generate enough money to sustain the project. The applicant stated there was no need that the townhomes would generate the money to sustain the project.

Mr. Reinschmidt asked if the solar farm would generate enough money to pay the taxes on the property. The applicant stated that actually they would lose money the first four years what the potential to make money in the future was great.

The discussion was held in regards to the meeting the applicant had with the town supervisor in regards to the solar farms. The applicant stated that the solar farm may be able to supply enough electricity to power the Town of Parma's buildings as well is approximately 200 additional homes.

Mr. Pelkey asked how much area will the solar farm cover. The applicant stated approximately 10 acres and will be placed on the northeast part of the property. They're planning on putting clover fields as the planting in the solar farm so that the bees will have a place to feed on the clover.

A discussion followed on how many acres the proposed town houses would be on. The applicant stated 5 to 7 acres. A discussion followed on the rezoning of the 5 to 7 acres.

Mr. Pelkey questioned the size of the chicken coop and what the applicants are proposing to produce from the proposed chicken coop. The applicant stated they are proposing organic chickens and will only be a henhouse, for sale of eggs, and are proposing 200 to 500 chickens.

A discussion followed on the "health" of the existing farmland in the applicant's desire to revitalize the land.

A discussion followed on the current zoning of the property and the amount of homes that could be proposed under the current zoning. A lengthy discussion followed in regards the Town's current high density zoning and the fact that asking the Town Board to rezone this property from its current zoning of rural residential to high density zoning was an extremely large jump in zoning.

A discussion followed on the placement of the solar farm and how not every area in town is appropriate for the solar farm.

A discussion followed on Article 278 cluster zoning.

The applicant stated they were looking for direction from the Board on what could potentially work on this property, that they were extremely interested in developing a sustainable community in the town of Parma and that they have already invested a lot of cash into this development and would like to move forward. A discussion followed on what might potentially work for this project and a review of the town code.

A discussion followed as to whether there is a development like this anywhere in the country that the applicant might know of.

A discussion followed on who would be lead agency under SEQR.

The applicants then discussed with the board the engineering of this development and their desire in keeping their carbon footprint almost nonexistent.

The applicants asked to be placed on the next agenda.

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There being no further business, ***a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to end the meeting at 8:10 pm. Motion carried unanimously 3-0. (Mark Acker and Mike Ingham absent).***

Respectfully submitted,

*Maureen L. Werner*

Maureen L. Werner,  
Recording Secretary