

TOWN OF PARMA PLANNING BOARD
APRIL 17, 2017

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

Public present: David Dyminski, Tom Goodwin, Lydia Byrd, George E. Smith, William Smith & Jim Smith (TB)

Meeting started at 7:00 pm

A motion was made by Mike Reinschmidt and seconded by Mark Acker to approve the meeting minutes from the March 20, 2017 meeting, as presented. The motion carried unanimously 3-0 (Bob Pelkey and Mike Ingham absent from 3/20/2017 meeting).

A motion was made by Mike Ingham and seconded by Bob Pelkey to approve the meeting minutes from the April 6, 2017 meeting, as presented. The motion carried unanimously 4-0 (Mark Acker absent from 4/6/2017 meeting).

NEW BUSINESS

392 Curtis Road Solar Facility
Mike Simons from Labella Associates presented this application to the Board. William and George Smith the owners of the property were present also.

Mr. Simons stated that the developer of the site was One Energy from Seattle Washington. They currently have several sites in NYS in development and have one up and running in Ithaca.

Mr. Simons stated that the property is located east of 259 and is 38 acres. The plans call for subdividing the property into two properties, one parcel to be 16 acres and the other to be 22 acres. There is approximately a 3.5 acre wood lot on the property. The wood lot will not be disturbed.

Mr. Simons reviewed the following:

392 Curtis Road Continued:

1. The topo of the property
2. Farm swale currently on property
3. Surface area of the arrays will be 7.5 acres
4. Site will be accessed by a 16' road, current farm lane to be upgraded
5. Panels are placed at 30 ° angles, 3 ft. off ground and up to 8. 5 ft. high
6. There will be no net increase in storm water runoff, no storm water mitigation plan will be required
7. "daisy chain" on front gate
8. 7' high chain link fence around areas with a 50' wide wild life corridor between areas
9. Will provide screening along Curtis Road, property owners to the east are about 300' to 400' away and along the west property line there is currently a row of large pine trees
10. To the west there is a barn approximately 500' to 600' away and the barn will block the facility
11. There will be two transformers on the plans, which are shown on the plans, with small security lights and these will be the only lights on the site
12. Invertors make small humming noise, will not be heard past property line and the invertors shut down when the sun goes down
13. Glare from panels will be like glare from a pond, panels are designed to absorb the light not reflect it.
14. The construction process will take 4 to 5 months, the hours of construction will follow the Town Code, approx. 7:30 am to 5 pm
15. No neighbors to the south
16. 2 megawatt projects

Chairman Ferguson asked if the applicant had a set of plans for the Board.

Mike Ingham asked if the property will be subdivided. Mr. Simons stated it will be. Dennis Scibetta explained that NYS law only allows one project per site and each site

392 Curtis Road Continued:

needs to be a minimum of 10 acres and have their own address. Mr. Simons stated that originally they had planned for one project but decided to split and make it two.

Mike Reinschmidt asked if one project is dependent on the other. Mr. Simons stated that they were not but that the developer has plans to come in and do both projects simultaneously. A discussion followed on the NYS requirements. Mr. Simons stated that the interconnect applications have been submitted for both projects for the past 6 months and that both projects have their CESIR numbers.

Mark Acker asked if the applicant knew which substation this project would tie into. Mr. Simons stated he was not sure but probably one of the substations on Manitou. A discussion was held on the size of the project.

Bob Pelkey asked what the distance from the project to Curtis Road was. Mr. Simons stated he was not sure that it was not marked on the plans.

George Smith stated that the property is surrounded by trees and has been for years

A discussion was held as to the shape of the lot after the split. It will be a "flag lot."

Chairman Ferguson asked which trees were on the Smith's property and which trees were not. Chairman Ferguson stated that if they were planning to use the existing trees as screening the Board will require a conservancy easement over the trees to preserve the screening. A discussion followed.

Mark Acker asked if the engineer had done a sight line review from the homes on 259. Mr. Simons stated he did not believe so, that the houses are over 2000' away and at least two hedge rows between.

George Smith stated that there was 100 acres of farm land across the street and an apple orchard to the other side. A discussion followed on the topo of the property.

Chairman Ferguson stated that the Board is looking for the visual impact on all neighbors for preliminary plans. The Board would like to see pictures if possible.

Chairman Ferguson stated that if the projects were not done together, the Board would require that the back project be done first.

Mark Acker asked if the applicants were going to have a berm to screen the project from Curtis Road. Mr. Simons stated that the applicant is willing to work with the Town to install any screening that they may require.

392 Curtis Road Continued:

Chairman Ferguson stated that there was no guarantee that the Board would approve both projects.

A discussion followed on if One Energy was just the developer of this project or if they will continue to manage the facility once in place. The applicant stated that One Energy puts in the arrays but then another company will take over the management of the facility.

Dennis Scibetta stated that the applicant will need to put into place a decommissioning bond. A discussion followed.

Chairman Ferguson asked if One Energy leases the land. George Smith stated that it was a lease.

A discussion was held on the fact that this is proposed to be a community solar plan. Chairman Ferguson asked that the applicant supply the Board with a map of the "zone" of residence that would be eligible to participate. The applicant agreed to supply same.

Mike Reinschmidt stated that he was concerned with who the owner of the site will be after it has been constructed, as at present there is no known owner.

Chairman Ferguson asked for a copy of the proposed SEQR to be provided to the Board prior to preliminary hearing.

Chairman Ferguson asked that Mr. Scibetta send out the standard letter to all the required agencies asking if they would like to be lead agency for this application.

MISCELLANEOUS**76 & 78 Bailey Road****Split/Merge**

No one was present for this application.

Dennis Scibetta reviewed with the Board what the application was seeking to do. Mr. Scibetta stated that both properties are currently non-conforming with the Town Zoning but were conforming at the time that they were developed.

76 & 78 Bailey Road Continued:

It appeared that if the Board approved of what was being asked, they would make one lot less non-conforming and the other lot more non-conforming. A discussion was held on what was actually being proposed and the Board stated that they would need to know where the septic system is on the lot that being split to make sure the existing septic will be contained entirely on the resulting property.

A motion was made by Bob Pelkey and seconded by Mark Acker to table this application until the required information was available and the applicants were present at the meeting. Motion carried unanimously 5-0.

4742 Ridge Road WestChange in Use

David Dyminski presented this to the Board.

Mr. Dyminski stated that he has new tenants for the building; there will be no changes to the building except for cosmetic interior changes.

Chairman Ferguson asked who the new tenant would be.

Mr. Dyminski stated it is the WNY Wild Life Service, emergency care for wild life. That there is no vet on site, they have a license from the State for what they do, no hazard material will be on site and no propane on site. There will be office space in the front of the building.

Chairman Ferguson asked if everything will be contained within the building and no animals will be kept outside.

Mr. Dyminski stated everything will be contained within the building.

Mr. Dyminski stated that there will be a couple of employees to start and that the operation will not be a high traffic operation with little employee traffic.

Mike Reinschmidt asked what type of wild life the renters are allowed to take in. Mr. Dyminski stated they take in small animals, there will be no exotic animals handled there.

A discussion followed on the type of animals allowed to be taken in. The Board wanted to know if birds, i.e. raptures, would be taken in. These types of animals would need to be located outside. The Board will need more information on what type of animals will be taken in and how the renters will be taking care of the waste produced by the animals.

4742 Ridge Road West Continued:

Mike Reinschmidt asked if the tenants would be willing to come in and give the Board a presentation on what they do. The Board agreed they have a lot of questions that they would need answered before they can give a decision on this application.

The Board stated that just a few questions that they had were; (1) the noise level that the animals may create, (2) What type of animals would be taken in, and (3) the scope of the tenants business.

Mr. Dyminiski stated he would have the potential tenants come in to the next meeting.

Genesee Finger Lakes Region Planning Council

Presentation on the Flood Community Rating Services

There being no further business, a motion was made to end the meeting at 8:35 pm by Mark Acker and seconded by Mike Ingham. Motion carried unanimously 5-0.

Respectfully submitted,

Maureen L. Werner
Recording Secretary