

Town of Parma Planning Board

July 15, 2019

Members present:

Chairman: (acting) Bob Pelkey

Executive Secretary: Dennis Scibetta

Mike Ingham

Mike Reinschmidt

Mark Acker

Members Absent:

Chairman Tod Ferguson, alternate Daryl Maslanka

Public Present: Dan Sile, Kim Sile, George Smith, James and Gladys Gooding, Joe Ardieta, Rick Vance

The meeting was called to order at 7 pm by acting chairman Bob Pelkey.

The minutes from the 6/17/19 meeting was reviewed. There being no changes or additions **Mark Acker made a motion to accept the meeting minutes from the June 17, 2019 meeting as presented, seconded by Mike Ingham. Motion carried unanimously (4-0, Chairman Tod Ferguson absent).**

The minutes from 5/2/19 meeting was reviewed. There being no changes or additions, **Mike Reinschmidt made a motion to accept the meeting minutes from May 2, 2019, as presented. Seconded by Mark Acker, motion carried unanimously (4-0 Chairman Tod Ferguson absent).**

The minutes from 4/15/19 meeting was reviewed. There being no changes or additions, **Mike Ingham made a motion to accept the meeting minutes from April 15, 2019, as presented. Seconded by Mike Reinschmidt, motion carried unanimously (4-0 Chairman Tod Ferguson absent).**

PUBLIC HEARING

Solar Facility

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Curtis Road

The representative from Cypress Creek shared that the requested pictures and renderings showing how the facility would look like from Curtis Road south to north were submitted to the Building Department. The landscaping changes include adding trees to surround the entire solar facility. Unfortunately, the actual plans were unavailable for the Board to review. There was discussion on how to proceed. It was ultimately decided to open the Public Hearing as there were people present wanting to speak.

Acting Chairman Bob Pelkey read the Public Notice.

Mike Ingham asked if the energy produced by the site actually power it, and if so, how much of it would be needed to power the site.

The representative told the Board he was not sure of the actual amount of energy that would be required to run the facility. The power goes through RG&E, which has a formula that comes up with the numbers on this.

Mike Ingham also asked about who is responsible for the maintenance on the facility, including mowing the area.

This caused discussion on how often this should be done to make sure that the facility is kept up and does not become overgrown.

The representative stated that he had been able to speak with the Mr. Burch from Burch farms and they felt that the pesticides used at Burch Farms would not harm the foliage and greenery to be planted on the site. He also stated that regarding maintenance on the property the landscapers that they hire, would certainly be available to come in to clean up the area if needed.

Mr. Vance stated that there is a 10-inch height limit for grasses and foliage before the Town will come in and mow to clean an area up. Mr. Vance is concerned that if the projected times of mowing coverage will only be 4 times a year, that the growth will certainly be over 10 inches, which could make the property look overgrown.

Mr. Smith who owns the property stated that generally the front of this site is very wet in the spring, taking a long time to eventually dry out. He also stated that he may use the front area of the property to plant a garden.

Mrs. Gooding asked about the panels that will be used for the facility and who will be responsible for them once they are out of service? She asked if these panels were in use anywhere else?

Dennis Scibetta explained that these panels are the most up to date panels and will move back and forth with the sun as it travels across the sky through the day. Once the panels have been decommissioned it will be up to Cypress Creek to dismantle them, take them away, and return the property to green space.

The representative from Cypress Creek asked if it had been established with all agencies that the Town would be the lead agency on this project.

Dennis Scibetta replied that this had been done at the 1/3/19 meeting during the SEQR discussion and appeared in the minutes.

The representative asked if he could have a copy of the agencies that they would need to submit the updated plans to.

Dennis stated that he would email a list to him on 7/16/19. He also asked the representative to make sure that any wetlands are delineated on the plans.

Mark Acker asked the representative to make sure that the detail regarding the movement of the panels and the noise level be added to the plans.

The representative stated that there was a sheet that had previously submitted that addresses this.

Mike Reinschmidt asked if there were comments from the Town Engineer.

Dennis told the Board that there were questions on the SWPPP which had been addressed and are ready to be resubmitted for review.

There being no further questions or concerns, a **motion was made by Mike Reinschmidt to keep the Public Hearing open at this time due to the absence of Chairman Ferguson and table the discussion without prejudice for further discussion at the 8/1/19 meeting. Seconded by Mark Acker. Motion carried unanimously 4-0, Chairman Ferguson absent.**

CONTINUING BUSINESS

Commercial Site Plan Conceptual 5107 West Ridge Road

Dennis updated the Board on the progress of this project. There is an issue with setbacks and parking spaces. The Zoning Board tabled due to issues with parking spaces, and not wanting to give variances in a piece meal fashion. They want to do all at once.

NEW BUSINESS

Site Plan 3 lot subdivision 1682 Hilton Parma Corners Road

Mr. Ardieta from VanGuard Engineering stated that this is a new plan in response to the previously submitted plans for this project. There is currently a lot that has the existing solar farm up and running on it, which is lot #2. Lot #1 is the proposed multi-residential project. Lot #3 would be slated for expansion of the solar facility. This is proposed because it is likely that each solar farm would be run by 2 separate solar companies. There is an access easement that already exists on the property, but it will likely require new terms and boundaries.

Dennis stated that there could be a concern regarding the conservation easement on this project.

Joe Ardieta replied whether there are 1 or 2 solar farms, they would both revert to agricultural land after they are decommissioned so there should not be any issues with a conservation easement.

There was discussion about land locked lots. It was determined an access easement already exists. The Board agreed to allow the plan to proceed to preliminary steps.

Commercial Site Plan 5520 West Ridge Road

Dennis told the Board that the proposed plan for this site is to sell Wood Tex Sheds. These will not be permanent fixtures on the site, and it is already zoned highway commercial. Since these will not be permanent fixtures, this is not something that the Board needs to review or advise on.

Pine Hill Estates 22 lot subdivision 184 Pine Hill Road

Dennis presented the final plans to Acting Chairman Bob Pelkey for signature. The following signatures appear on the plans:

Monroe County Health Department	7/15/19
Monroe County Department of Transportation:	7/2/19
Town of Parma Highway Superintendent:	7/10/19
Town of Parma Engineer:	7/10/19
Monroe County Water Authority	7/9/19
Monroe County Dept of Pure Waters	7/15/19

Chairman Pelkey signed all required areas of the plans.

All Season Subdivision Section 7

Acting Chairman Pelkey also signed the final plans for this project,

Monroe County Health Department	6/6/19
Monroe County Department of Transportation:	7/2/19
Town of Parma Engineer:	3/28/19
Monroe County Water Authority	3/27/19
Monroe County Dept of Pure Waters	6/5/19

There being no further questions or concerns for the evening, **a motion was made by Mark Acker to adjourn the meeting at 8:30 pm. Motion seconded by Mike Ingham. Motion carried unanimously Chairman Ferguson absent (4-0)**

Respectfully submitted,

Diane Brisson,

Town of Parma Planning Board

Recording Secretary