

Town of Parma Planning Board

March 3, 2022

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Mark Lenzi

Ray Wenzel

Daryl Maslanka

Mike Reinschmidt

Jack Wade

Nick Lukomskiy (alt)

Town Liaison:

Mark Acker

Public Present: Matt Brooks, Rich Maier, Art Eichas, Noel Swanson, Matt Tuttle

The meeting was called to order at 7 pm by Chairman Ferguson.

The Board reviewed the meeting minutes from 1/6/22. **There being no Daryl Maslanka made a motion to accept the meeting minutes from January 6, 2022. Seconded by Ray Wenzel. Motion carried unanimously 4-0. (Jack Wade not a member of Board at the time of this meeting).**

The Board reviewed the meeting minutes from 2/3/22. There were no corrections identified. **Jack Wade made a motion to accept the meeting minutes from 2/3/22 as presented. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.**

The Board did make motions to approve the meeting minutes from 12/2/21, and 12/20/21, on review of minutes, these meeting minutes were approved at the January 6, 2022 meeting.

PUBLIC HEARING

Subdivision

2 lots

56 Parma Center Road

Costich Engineering presented to the Board plans for this 2-lot subdivision with a building lot. The following letters have been received by the Board:

Monroe County Water Authority: 2/1/22 Approval

Monroe County Department of Health: 1/27/22

Monroe County Dept of Plan and Dev: 12/20/21

Town of Parma Engineer: 11/16/21

There was discussion on the comments from the Town Engineer stating that the plans indicate that the lots are not for building. This was resolved, at the time the Engineer reviewed the plans, they were conceptual and have been updated to meet Town Code.

The Board reviewed the plans and asked that the following be added:

Ag note, Standard Town of Parma Planning Notes, distance from fire hydrant to home.

Chairman Ferguson read the Public Hearing Notice and opened the hearing at 7:11 pm.

There being no one present at the meeting to speak for or against the project, the Public Hearing was closed at 7:12 pm.

Chairman Ferguson went through the SEQR for this project. Questions 1-13 were all answered, "none or small impact". There being no further questions or concerns, Mike Reinschmidt made a motion to declare a Negative Declaration to this unlisted action at 56 Parma Center Road. Seconded by Ray Wenzel. Motion carried unanimously 5-0.

Jack Wade then made a motion to grant Preliminary Approval to the project at 56 Parma Center Road with the understanding that the above requested notes be added to the plans. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

Subdivision 2 lot 119 Bailey Road

Matt Tuttle from Schultz Associates presented to the Board plans for a 2-lot subdivision for building lots at 119 Baily Road.

The following letters have been received:

Town Engineer: 2/11/22

Monroe County Department of Plan and Dev 1/5/22

Per Matt Tuttle:

Monroe County Water Authority and Monroe County Health Department.

Matt advised the Board that the lots as shown do not meet the Town Codes. They are planning on going to the Town of Parma Zoning Board for a variance.

Due to this new development, the Board was unable to proceed with the Public Hearing for this project. Ray Wenzel made a motion to table the project at 119 Baily Road without prejudice pending results of Zoning Board decision. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

CONTINUING BUSINESS

Wilder Estates Section 9 Wilder Road

Matt Tuttle presented to the Board the final plans for Section 9 of the Wilder Road Subdivision. The property lines have been adjusted on the plans as requested by the Board. The lots are all up to date and meet the zoning requirements.

There being no further questions or concerns, Mike Reinschmidt made a motion to grant Final Approval to Section 9 of Wilder Estates. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.

MISCELLANEOUS

Solar Project 1 lot 392 Curtis Road

Noel Swanson presented to the Board the approval letter from NYSEG in regard the solar energy to be produced and purchased by NYSEG for consumer use. There have been no further changes to the plans.

The Board asked when construction was to begin on the project. Noel stated that they are hoping to have all the permits in place and ready to go when the weather allows.

As the approval signature date has expired, Ray Wenzel made a motion to approve the approval extension for signature by Chairman Ferguson. Seconded by Daryl Maslanka. Motion carried unanimously 5-0.

Art Eichas came to speak with the Board about the solar projects that are being built in the Town of Parma. He stated that he is an owner of a large amount of and within the Town and he gets at least weekly calls to rent the land for a solar project. He is concerned that the Town green space will be lost to these solar projects and is wondering if the Town had any plans in place to control the number of projects and land lose?

Mark Lenzi advised that the current Master Comprehensive Plan that the Town is using dates to 1997 (he believes). This plan does include provisions for green space. This is something that the Town is constantly looking at.

The Board advised Mr. Eichas that he should bring his concerns to the Town Board at the next meeting. Mark Acker advised that he did make a note of his concerns and will also bring them up at the next meeting, but it would be best if he could come in person to discuss his concerns.

The Board then had a discussion on what plans are in place for adverse events such as fire at all these local solar plants.

The Board feels that it is necessary to have a plan for adverse events at these stations in place so that if such an event were to take place there would be plans to follow to contain it.

There being no further business to discuss, Daryl Maslanka made a motion to adjourn the meeting at 7:45 pm. Seconded by Ray Wenzel. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board

Electronically signed