

Town of Parma Planning Board  
January 3, 2019

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

Public Present: Matt Tuttle, Olivia Hoffman, Audri Walworth, George Smith, Jim Roose, Miyan Condella, Luda Boyko, Chris and Tarra DeFelice, Kris Schultz, Tia Clark, Darlene Clark, Noel Swanson

Meeting called to order: 7 p.m.

**PUBLIC HEARING**

245 Curtis Road 2 Lot Crumb Subdivision

Matt Tuttle from Schultz Associates, presented to the Board the updated plans for this 2 lot subdivision with a single family dwelling on lot #1. He told the Board that he had added a bump out in the driveway at the 350 ft mark, and it is 17 ft wide.

Chairman Ferguson read the Legal Notice for the Public Hearing at 7:10 pm.

The audience was asked if there were any public comments, and as there were none, the hearing was closed at 7:11 pm.

Chairman Ferguson asked the Board if there were any comments or concerns. Again there were none.

Chairman Ferguson went over the short form SEQR, part 1. All of the questions on Part 2 (1-11) were answered none or small impact.

**Mike Ingham made a motion to grant a Negative Declaration to the 2 lot subdivision at 245 Curtis Road, with a single family dwelling on Lot 1. Motion seconded by Mike Reinschmidt. Motion carried unanimously (5-0).**

There being no further questions or concerns, **Bob Pelkey made a motion to grant preliminary approval to the 2 lot subdivision at 245 Curtis Road with a single family dwelling on Lot 1. Motion seconded by Mark Acker. Motion carried unanimously (5-0).**

**CONTINUING BUSINESS**

392 Curtis Road Solar  
Facility

Noel Swanson from Cypress Creek Renewables presented to the Board a series of time lapse pictures starting with before the project, 2 years after the project is finished including the landscaping,

5 years after and 10 years after. He also reminded the Board that they had consolidated the project from 2 separate solar plants to 1. (This was presented in a previous meeting.). Mr. Swanson was looking for what the next steps would be to get the plans approved and ready for the project to begin being implemented.

Dennis Scibetta advised the Board that the SEQR needs to be reaffirmed, and that Monroe County asks that the Town of Parma Planning Board take the position of lead agency.

**A motion was made by Mike Reinschmidt to accept the position of lead agency on the Solar Facility project located at 392 Curtis Road. Seconded by Bob Pelkey. Motion carried unanimously (5-0).**

There was discussion on the plans as they have been presented.

Mike Ingham asked if the number of arrays presented on the pictures is accurate as to what will actually be built and wanted to know who will maintain the facility once it is built. He also asked about the zoning as presented on the plans, there is rural residential and agricultural conservation marked on the maps for this project.

Mr. Swanson stated that they number of arrays is accurate and as stated previously they will maintain the facility once it is built.

Dennis Scibetta stated that he believes it is all agricultural conservation, but he will check and get back to Mr. Swanson and the Board with his findings.

There was again discussion on the sound generated by the arrays. Mr. Swanson noted that the number of motors for the arrays will depend on the manufacturer that they choose. He stated that the closest building is on the southwest side and is approximately 130 feet away. Mr. Swanson assured the Board that there will be information on decibels that the arrays will produce when in motion on the plans.

Mark Acker asked about the bio retention inserts noted on the plans.

Mr. Swanson stated that these will help with storm water drainage and retention. He stated that these will be more detailed on final plans.

Chairman Ferguson advised Mr. Swanson that the final plans need to be appropriately sized for the Board to review, need to detail all information including drainage, landscaping, fencing, utility poles, roadway information, visual site distances from all sides of the project in regards to surrounding properties, etc.

Dennis Scibetta asked if Mr. Swanson had been able to contact Mr. Burch in regards to the question on his use of pesticides for his orchards in relation to the landscaping and planting for the project.

Mr. Swanson stated they had not been able to reach him.

Chairman Ferguson stated that they definitely need to get in touch with him, as this information will be needed when the SEQR is reviewed. He also reminded Mr. Swanson that the visual barrier needs to

surround the entire project as well as the planting and trees varieties that they plan on using will need to be on the plans.

There being no further questions or concerns the Board agreed that the plans should be finished with all the required information then they could be sent out for comments.

Mr. Swanson expressed understanding of the next steps required.

## NEW BUSINESS

<u>184 Pine Hill Road</u>	<u>23 Lot</u>	<u>Subdivision</u>
---------------------------	---------------	--------------------

Justin K, of Meagher Engineering, presented to the Board revised plans for this subdivision. He states that they have eliminated the corner lots, by making the roadway curved instead of straight lines with intersections.

Chairman Ferguson asked if lots 20 and 21 were corner lots?

Dennis Scibetta advised because of the rounded roadway, the lots do not have corners. He also advised that Lot 1 is an existing home.

Justin stated that they have increased the size of Lots 2 - 4 to keep them further back from Pine Hill Road.

Chairman Ferguson asked if the lots meet all of the Town requirements.

Richard Maier, of Maier Surveying, stated that they all meet or exceed the requirements.

The Board reviewed the plans as presented.

Chairman Ferguson advised that the plans need to have much more information on them including the size of the dwellings, set backs, roadway measurements and distance sitings, drainage, septic or sewer needs for each dwelling, lighting, basically complete plans that could be sent out for comments before any approvals were given.

The owner, Kevin Brongo, asked if they could present the plans in phases?

Chairman Ferguson replied that they ask to have the whole project plans done at once for preliminary approval, but they can get final approval in phases if they wished to do that.

There were some questions from neighbors of the project in the audience, Chris and Tara DeFelice, and Jim Roose. They were allowed to view the plans as presented and told that if they had any further concerns or comments, there would be a Public Hearing before approval is given to the project, at which time they would be more than welcome to voice any comments or concerns. All expressed understanding.

There being no further questions or concerns, this project was tabled until further complete plans are presented to the Board.

### MISCELLANEOUS

184 Burritt Road

Subdivision

These plans were initially approved and signed in 2014, then resigned again in 2017 and 2018 with no movement on the project. They are asking again to have the plans signed as they feel they are ready to start the project at this time. Chairman Ferguson signed and dated the final plans.

There being no further business to discuss a **motion was made by Mike Reinschmidt to adjourn the meeting at 8:15 p.m. Seconded by Mark Acker. Motion carried unanimously (5-0).**

Respectfully submitted,

Diane Brisson,  
Town of Parma  
Planning Board  
Recording Secretary.