

TOWN OF PARMA PLANNING BOARD
September 1, 2016

Members present: Chairman Tod Ferguson
Executive Secretary Dennis Scibetta
Mark Acker
Mike Ingham
Mike Reinschmidt (7:05)

Member absent: Bob Pelkey

Public Present: Kris Schultz (Schultz Associates), Manuel Follgoode, Peter Delgos and Arda Davey.

Meeting started at 7:00 pm.

A motion was made by Mike Ingham and seconded by Mark Acker to approve the minutes of the August 15, 2016 as presented. Motion carried unanimously 3-0 (Bob Pelkey and Mike Reinschmidt absent).

CONTINUING BUSINESS

North Parma Station 949 Hilton Parma Corners Road
Kris Schultz presented an update to the Planning Board for this application.

Mr. Schultz stated that he presented to the Town Board and application for rezoning of this property and would like to start the SEQR process which will be a coordinated review. Mr. Schultz reviewed the process of a coordinated review with the board. Mr. Schultz stated he would like to start meeting with the conservation Board and passed out copies of filled out full environmental assessment forms for the board's review.

Mr. Schultz explained his understanding of how this SEQR process will work including if a positive declaration is issued.

Mr. Schultz explained that once SEQR is completed he can go back to the Town Board and asked the Town Board to entertain an application for rezoning of this property.

Mike Ingham asked how long does this process usually take. Mr. Schultz stated that it usually takes 3 to 4 months and again reviewed what needed to be done.

Chairman Tod Ferguson stated that the board had already set out notifications to the other agencies stating that they would like to be lead agency for this coordinated SEQR review. Mr. Schultz gave packets to Dennis Scibetta for the conservation Board.

Chairman Tod Ferguson stated that the Town Board had asked the Planning Board to reconsider their prior motion on this application in regards to the existing homes and to give a timeline as to the completion of the teardown of one of the homes if rezoning and merging of the properties are granted. Chairman Ferguson asked Mr. Schultz how long it will take to tear down one of the homes. A discussion followed on what would need to happen. Chairman Ferguson asked if anyone was living in these homes. Mr. Schultz stated that presently there were and it would take approximately 60 days to remove one of the homes.

Chairman Tod Ferguson asked that Mr. Schultz meet with the owner and figure out how long it will take to remove one of the homes if this property is rezoned. Town zoning law only allows one primary residence on a tax account number.

VerHulust subdivision one lot site plan 413 Wilder Rd.
Kris Schultz presented to the board a plan to divide the existing parcel located at 413 Wilder Rd. into two parcels. The first proposed parcel will be .767 acres and the second proposed lot will be .459 acres. If the board approves this application both lots will be conforming. Mr. Schultz stated that both lots will be serviced by public water, public sewers and gas and electric.

Dennis Scibetta stated that the applicant is looking for a 55 foot setback and needs to apply for a variance with the Zoning Board of appeals as the current setback for this location is 75 feet. Mr. Scibetta stated that the owner has already made an application with the zoning Board of appeals. The existing home has a 40 foot setback.

It was a consensus of the board that they agreed with the plans conceptually and it was okay to send out the plans to all the referral agencies for their review and comment.

146 Burritt Rd. Commercial site plan
Manuel Follgoode and Peter Delgos presented to the board conceptual plans to develop a solar farm on this property. Manuel Follgoode stated that the plans do not include screening but if the board requires they will screen the property. Manual stated that the proposed solar farm will generate 3 million kW per year of electricity, the electricity will be sold to residents in the Parma area below RGE rates and will be delivered directly to the residents and not through RGE. Manual stated there is nothing additional needed at the homes.

The developer needed to apply with RGE for this program, the application has already been submitted and approved by RGE. A discussion followed on how the electricity will get from the solar farm to the residence.

Chairman Tod Ferguson asked if they have a lease for this development on the landowner's property. Manuel Follgoode stated that they currently have a lease with the landowner for 20 years with the possible extension.

Mike Ingham asked if the property needed to be rezoned. Dennis Scibetta stated no. A review of the zoning regulations was completed. Mr. Scibetta stated that they would have to abide by the setbacks and there is nothing included in the zoning laws that exclude this type of facility.

A discussion followed regarding how many of these type of facilities the area could handle with the existing infrastructure.

A lengthy discussion followed in regards to how the solar farm will work, how the panels will be installed and the geographical analysis that needs to be done in order to determine the actual position of the panels to be set.

Chairman Tod Ferguson asked if there will be any lights on his facility. Manuel Follgoode stated that for maintenance purposes there may be but that is only for an emergency as maintenance is done during the day. If any lights are installed they will be low to the ground and around the electrical equipment and not around the panels themselves.

Mark Acker stated that the plan show an office building and asked will this be a permanent building. Manuel Follgoode stated that it will not be permanent it is just for construction only.

Mr. Scibetta asked what type of fence will be located around the main equipment. Manuel Follgoode stated 8 foot chain-link fence. A discussion followed regarding the fence. Mr. Scibetta stated that he will leave it up to the Planning Board's discretion as to what type of security fence they will require for this application.

A discussion followed in regards to the surrounding properties.

Chairman Tod Ferguson question if the applicant is going to plant any vegetation on the property once the solar panels have been installed is currently the property is an open field. Manuel Follgoode stated that they will be planting grass, hire a local farmer to mow grass, the grass will mitigate the runoff and they will reform studies in regards to runoff and supplied the board with data.

Chairman Tod Ferguson asked how much acreage will be disturbed at one time. Manuel Follgoode stated no more than 5 acres. A discussion followed on this and the board requested that the developers supply the board with specifics as to how much

disturbance each stage of the construction will be and supply the board with the storm water pollution plan. The board also stated that erosion control will be needed on the plans.

Chairman Tod Ferguson asked if they will be establishing the grass first and then putting in the solar panels. Manuel stated he would have to look into this.

Chairman Tod Ferguson asked what the property was currently used for. Manuel Follgoode stated that presently it was leased to a farmer for cash crops.

Manual stated that maintenance on the facility is done twice a year and the demand for maintenance is minimal for this type of sites because there are no moving parts.

Mark Acker asked where the site will be monitored from. Manuel Follgoode stated that the site is monitored from Manhattan and a local company will be hired to maintain the site. Manuel Follgoode stated that currently this developer has a solar farm in Hawaii and the Hawaiian site is monitored by the Manhattan location. A discussion followed on how monitoring was done remotely.

Chairman Tod Ferguson asked if there was a periodical cleaning of the glass. Manuel Follgoode gave a lengthy statement as to how the panels are kept clean and how they are designed to allow any snow build up to slide off.

Mike Ingham asked at what point do the panels not generate enough energy to make this site functional. Manual stated that at the end of the lease or when contracts end with customers the panels must come down. A discussion followed as to the technology of the solar panels and their projected lifespan. Manuel Follgoode stated that after 20 years the solar panels will continue to generate between 80 and 85% of their maximum electricity and that after the lease has completed there may be an option for the town to take over the solar farm if so desired.

Chairman Tod Ferguson stated that in applications such as these the Planning Board normally requires as part of their approval, if granted, that a bond be issued to make sure that deconstruction is done when needed.

Mike Reinschmidt asked if any of the neighbors have been contacted in regards to this application. Manuel Follgoode stated he did not know. Mrs. Davey stated that she had spoken with a few of the close neighbors but not all and the ones that she spoke with thought it was a good idea.

Mark Acker asked what type of fire prevention will be on-site. Manuel Follgoode stated that they have spoken with the fire department and the fire department have stated that they will not enter the area where the panels are what they will prevent any fire from escaping the sites to the best of their abilities.

Mr. Acker asked if there are any batteries located on the site. Manuel Follgoode stated there are not and there are no hazardous materials stored on site.

A discussion followed in regards to the SEQR process. Manuel Follgoode asked that the Planning Board take lead agency on SEQR as New York State offers an incentive to this type of application but will not give the incentive to the developer unless the Town Board has taken the lead agency for the development. Manuel Follgoode presented a proposed drafted letter in regards to this and asked the chairman to sign the letter so that he can forward it to New York State. Manuel Follgoode stated that even if a full SEQR is not required New York State requires that the Planning Board except lead agency in order for them to receive their incentive.

Manuel Follgoode asked what the next steps are in regards to moving forward with application. Chairman Tod Ferguson stated that the plans will need to be sent out the referral agencies, the Planning Board will reviews SEQR at the public hearing, preliminary plans need to be submitted to the board for review and before final approval is granted by the Planning Board all other agencies must sign off on the plans. The Planning Board will not entertain an application for final approval before all other agencies have signed off on the plans.

A discussion followed as to what is needed to be submitted to the conservation board and how that process works.

Manuel Follgoode asked about taxes and if the town has tax incentives for solar farms. The board stated that Manuel Follgoode will have to contact the tax assessor and address that question directly with him.

The board stated that they agree conceptually with the plans.

Tillach site plan

1255 Manitou Road

Chairman Tod Ferguson stated that as of today's date the Monroe County health Department and the Monroe County water Department signatures had not been updated on the plans. The application was again tabled until such time as the required signatures have been updated.

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Mr. Scibetta reviewed with the board the addendum of development regulations written procedure for asked WP PP for the Planning Board's review. Mr. Scibetta asked that the board review the proposed regulations and give comments and concerns at the next meeting. A discussion followed in regards to the proposed addendum of developmental regulations. Mr. Scibetta stated that after the Planning Board's review and gathering of comments and concern from the board members the proposed addendum of

development regulations will be submitted to the Town Board for consideration of adoption.

There being no further business, ***a motion was made by Mike Reinschmidt and seconded by Mike Ingham to end the meeting at 8:20 pm. Motion carried unanimously 4-0 (Bob Pelkey absent).***

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary