

TOWN OF PARMA PLANNING BOARD
MARCH 20, 2017

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

Public present: Kris Schultz (Schultz Associates), Ed Martin (Land Tech), Carol Kluth, John Messura, Jr, Torie DiCesare, George Smith, Kevin Schulte, Matt VanderBrook, Dan Glassow, R. Vance.

Meeting started at 7:02 pm

A motion was made by Mike Reinschmidt and seconded by Mark Acker to approve the meeting minutes from the March 2, 2017 meeting, as presented. The motion carried unanimously 3-0 (Bob Pelkey and Mike Ingham absent).

PUBLIC HEARING

753 Manitou Road Solar Facility

Chairman Tod Ferguson read the legal notice for this application.

Matt VanderBrook from Sun Common presented to the Board plans for a solar facility located at this site. Mr. VanderBrook stated that the power generated by this site will provide power to approximately 800 residential homes. A discussion followed on the how the energy generated from this site gets delivered to the homes.

Mr. VanderBrook stated that the plans have been submitted and approved for funding from NYSERD and that they have gotten the first set of approval from RG& E and are working with them to get final approval.

Mr. VanderBrook stated that they have made adjustments to the plans as requested at the last meeting; turnaround added, storm water details added and landscaping details added.

753 Manitou Road Continued:

Mike Reinschmidt asked if the applicant's parent company was a Vermont company. Mr. VanderBrook stated it was not that they were partners with a company out of Vermont and the process and reasoning as to why they changed their name from Sustainable energy to Sun Common and partnership with the Vermont company was explained to the Board.

A discussion was held in regards to leasing or loans for owner. Mr. VanderBrook stated that they do not promote leasing, their philosophy is that owning is better and that way the owner gets better tax credits.

The applicants then reviewed with the Board how a community solar agreement works; they explained it was a lot like a cellular phone contract.

A discussion was then held on where the solar panels will be purchased from. The applicants stated that their normal supplier was a company out of Canada but the silicon wafers were being produced in Batavia.

Mr. VanderBrook stated that the access road has a visual screening buffer, they will have to do some minor clearing on the west side and that the wetlands and EPOD are shown on the maps.

Chairman Tod Ferguson opened the public hearing.

Richard Vance asked if a consumer signed up for the solar electric would the customer continue to maintain a connection with the utility company. Mr. VanderBrook stated yes, that contract with SunCommon is an administrative process and they manage this with RG&E on behalf of the company. They still will receive a bill from RG&E.

Mr. Vance asked what % of electric will the solar farm supply to the average home. Mr. VanderBrook stated that could be up to 100%, it depends on the amount purchased under the contract by the customer. A lengthy discussion followed.

After the lengthy discussion it was understood that energy produced by this site will be placed into the RG&E grid. The actual energy produced by the site does not go directly to the customer, it is used by RG&E to supply all of its customers but the customer who has purchased a portion of energy from the solar farm will be only billed for that amount of energy that they have contracted for at the solar energy rate, regardless if the energy delivered to the home was produced by solar or not, the energy once placed on the grid cannot be separated into solar energy and non-solar energy. It

753 Manitou Road Continued:

is more of an accounting procedure rather than the actual energy flowing from the solar farm to the home directly.

Mr. VanderBrook stated that this solar farm will be to produce 2 megawatts of electric when the panels are at maximum production.

Mr. Vance asked what the back up for this site is. Mr. VanderBrook stated that the backup would be the traditional power grid.

Kris Schultz stated that he thought community solar had to supply the electric within the community where the site was located. Mr. VanderBrook stated it could be anywhere within RG&E territory. The Company does offer the service to the community before they go outside the immediate community. A discussion followed on this.

Mark Acker asked if any of the communities in which they have current sites have placed a stipulation on their approvals that the company had to supply a certain percentage of the community with solar energy. Mr. VanderBrook stated that they have never had such a stipulation.

A lengthy discussion followed on this, the applicants stated that they try to get customers within the community to sign up to for energy from the array first.

A discussion then followed on the screening of this property from all neighbors.

Carol Kluth stated that this property abuts her property and asked what they were going to do to screen her property from this site. A discussion followed, Mr. VanderBrook stated that there was an existing natural wooded area on the property line screening the property.

A discussion followed on the proposed plantings. Mr. VanderBrook stated that they were planning on fast growing arborvitaes on the east side of the array, a 10 foot wide "wall" with staggered plantings.

Chairman Tod Ferguson closed the public hearing.

The discussion continued in regards to screening for all neighbors on all 4 sides.

Mr. VanderBrook stated that there was not much flexibility to move the arrays from where they were currently proposed.

753 Manitou Road Continued:

Chairman Ferguson stated that then screening would be required and that they would like to see a “line of sight” detail for each surrounding property. The detail should show the highest point from each property and how the applicants proposed to shield that property from seeing the arrays. The Board emphasized that they also want the neighbors on the “Greece” side of Manitou to be included in this detail.

Chairman Ferguson then stated that there was a creek on the property, wetland and wood lot EPODS and each of these need to be labeled clearly on the plans. The applicants will also have to have these EPODS delineated by a “site survey.”

The applicant then asked if the Town had a suggestion as to what they would like to see as screening for the array. The Board offered that they might want to consider a berm with plantings. The applicant stated that they wanted to do what the Town would like to see. The Board stated that they would like to see something that will be quickly covered and will lessen the visual impact of the solar farm.

Chairman Ferguson reinforced with the applicant that the Board was concerned with the visual impact that this site will have.

Chairman Ferguson stated that the applicant needs to take into account the neighbors on all four sides and if they are counting on using existing woods on the site to use as a visual barrier, the Board would like the owner of the property to grant some type of easement over the existing woods so that they continue to exist as long as the array is present.

Chairman Ferguson asked if anything at the “front” of the property will be seen. Mr. VanderBrook stated maybe a fence.

Dennis Scibetta asked if the applicant is planning on running underground wires. Mr. VanderBrook stated that they were.

Mr. Reinschmidt asked how they planned to maintain the vegetation on the property. Mr. VanderBrook stated that they will hire a local company to mow the property and that they will plant a “low mow” growth mix.

Mr. Scibetta asked what the distance from the road to the proposed berm on the plans is. Mr. VanderBrook stated 289’.

753 Manitou Road Continued:

Mr. Scibetta suggest that the applicant widen the proposed road, 12 feet in the minimum.

A discussion was held on the proposed road. It was determined that the furthest distance of the proposed road from Manitou Road was 500 feet. A discussion was held in regards to a turnaround after the berm and at the back to the west. A turn around needs to be 20' x 50' in order to accommodate the Town's fire equipment.

The applicant stated that they will work with the building department in regards to proposed screening for the site.

Mr. Scibetta asked the applicant if they had a site nearby that would be similar to this proposed site where the Board could go visit. The applicant stated that there were a few, none that were exactly like this proposed site but close and they would be glad to make arrangements for the Board to visit if they so choose.

Mr. Acker stated in the comments from RG&E they stated that the drawings were not correct. Mr. VanderBrook stated this has been taken care of.

A discussion followed on how the Board would like to move forward with this application. The Board decided that they to get the visual impact information before they can move forward with this application.

A motion to table this application until the requested information was presented was made by Mike Reinschmidt and seconded by Mark Acker. Motion carried unanimously 3-0 (Bob Pelkey and Mike Ingham absent).

CONTINUING BUSINESS

North Parma Station 949 Hilton Parma Corners Road

Kris Schultz passed out plans for this proposed action. Mr. Schutz stated that a determination in regards to SEQR is tied into the rezoning of this site and a full EAF is the appropriate action for this type of plan.

Mr. Schultz made sure that each member of the Board had a copy of EAF (parts 2 and 3), stating that part 1 was previously given to the Board members for their review before this meeting.

North Parma Station Continued:

Chairman Ferguson then proceeded to go through each of the 18 questions on part 2 of the full EAF, any numbered question that was answered in the affirmative all the questions that followed were answered, as required. All questions were considered taking into consideration the scale and context of the project.

Chairman Ferguson restated for the public present that the Planning Board had already been declared as the lead agencies on this application.

After reviewing the questions and answering all questions answered, **Mark Acker made the following motion: that after reviewing the project under the standards set out by Section 617 of the New York State Environmental Quality Review Act, I make a motion to classify this action as a type 1 action under SEQR. Mike Reinschmidt seconded the motion. Motion carried unanimously 3-0. (Bob Pelkey and Mike Ingham absent).**

Mark Acker then made the following motion: Upon completion of Part 2 of the long form Environmental Assessment form as set out by New York State Law, the Board has determined that this project will not result in any significant adverse environmental impacts and makes a motion to grant a Negative Declaration for this project. Mike Reinschmidt seconded the motion. Motion carried unanimously 3-0. (Bob Pelkey and Mike Ingham absent).

Kris Schultz then requested that the Board grant the conditional merger of these properties. A small discussion followed on this. Mr. Schultz stated that the developer has agreed to the Town's conditions that if the re-zoning of this property is not passed the plans showing the merging of these properties will not be filed with the Monroe County Clerk's office and the properties lines will remain as they presently stand.

A motion was made by Mark Acker and seconded by Mike Reinschmidt to approve the merging of these properties into one tax account number, on the conditions that if the Town Board does not approve the re-zoning of these properties the plans showing the merging of these properties will not be filed with the County Clerk's office and the property lines will remain in their current positions. Motion carried unanimously 3-0. (Bob Pelkey and

North Parma Station Continued:

Mike Ingham absent).

Kris Schultz then asked the Board for a referral to the Town Board for application for re-zoning of this property. The Board agreed and asked Mr. Scibetta to prepare the necessary documentation.

36, 37, 38 and 39 Lake Side Blvd. Property Split/Merge

Ed Martin was present for this application. Mr. Martin stated that currently all 4 properties are not conforming with the current zoning, that the owners are proposing to take 4 lots and make 2 lots that will be less non-conforming with the current zoning and that the owners did not want expand monies on legal fees to move forward with transferring ownership of the properties if the Board would not consider the proposed split and merge of the properties. Mr. Martin stated that the applications were just looking for a consensus of the Board that if the transfer of ownership to the real property was completed would they approve the proposed split/merge.

After reviewing the plans, the Board agreed that upon proof that the transfer of title to the properties have been completed they would approve the split/merge as presented on the plans at tonight's meeting.

NEW BUSINESS

Pro Carpet Commercial Site Plan 5580 Ridge Road West

Dan Glassow presented this application to the Board. He stated that the owner of the property would like to add a small addition to the back of the property. The addition will be 2 floors with a total of 1954 sq. ft. The first floor will be a library and storage and the second floor will be office space. They are expecting to have 15-20 employees. The owner is planning on putting in a sidewalk to the rear parking lot.

A discussion followed on parking, there are 29 spaces in the front of the building and room in the back for parking. The Board would like to know the actual number of expected employees as this will impact the parking spaces that will be needed. A discussion was held on the handicap parking spaces.

Mark Acker asked if this property was serviced by public sewers or a private septic. Mr. Glassow stated it was a private septic and there would be no impact on the existing septic as no additional plumbing will be added with the new addition.

Chairman Ferguson stated that the applicant will need to verify that the existing pond will be able to handle an additional runoff from the addition.

Pro Carpet Continued:

Mr. Glassow asked what would be the next step in the process in order to move forward with getting approval for this addition. Chairman Ferguson asked Mr. Scibetta to review the original file to determine what approvals will be needed.

Mr. Acker asked if there is any additional outside lighting being proposed. Mr. Glassow stated there is not.

Mr. Scibetta stated that since he has been with the Building Department there have been no complaints in regards to this property.

Ogden Parma Town Line Road Subdivision – Lot 4 request for updated approval

Mr. Scibetta stated that this lot has recently been sold at auction and the new owner has asked that the Planning Board update their approval. Mr. Scibetta stated that there have been no changes to the Town Codes since approval was granted and the site plan was approved back in 2000. Mr. Scibetta also stated that he has received correspondence from the Monroe County Health Department and Monroe County Water Department that they have reviewed plans and that they will both be updating their signatures.

After a review of the plans, a motion was made by Mike Reinschmidt and seconded by Mark Acker to update the approval for Lot 4 of the Ogden Parma Town Line Road Subdivision. Motion carried unanimously 3-0. (Bob Pelkey and Mike Ingham absent).

Parma Center Road Subdivision:

Mr. Scibetta wanted to update the Board on this application. Mr. Scibetta stated that the Fire Department has reviewed the plans and that they would like to see a hydrant placed back to where the proposed private drive will begin, approximately 500 feet off of the road. A discussion followed.

There being no further business, a motion was made to end the meeting at 8:34 pm by Mike Reinschmidt and seconded by Mark Acker. Motion carried unanimously 3-0. (Bob Pelkey and Mike Ingham absent).

Respectfully submitted,

Maureen L. Werner
Recording Secretary