

TOWN OF PARMA PLANNING BOARD

MAY 22, 2017

Members present:

Chairman Tod Ferguson  
Executive Secretary Dennis Scibetta  
Bob Pelkey  
Mike Reinschmidt  
Mark Acker

Member Absent:

Mike Ingham

Public present:

Edmund S. Martin (Land Tech), Larry Gursslin, David Matt (Schultz Associates), Mary Steblein (LaBella Associates), Brad Norbut and David Norbut

Meeting started: 7:02 pm

***A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the meeting minutes from the May 4, 2017, as presented. The motion was carried unanimously 3-0 (Mike Ingham absent and Mark Acker absent from 5/4/17 meeting).***

**CONTINUING BUSINESSES**

56 Parma Center Road

Site Plan

Ed Martin presented to the Board plans for this application with the following signatures:

Town Engineer – May 8, 2017

Monroe County Health Department – May 10, 2017

Monroe County Water Authority – May 5, 2017

Mr. Martin then reviewed the plans with the Board and audience.

After a review of the plans, ***a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to grant final approval for this application. Motion carried unanimously 5-0.***

**NEW BUSINESS**

Rochester Gas & Electric

Commercial Site Plan

833 Manitou Road

Mary Steblein presented the plans for this application to the Board

**Rochester Gas & Electric continued:**

Chairman Tod Ferguson asked if the proposed application was to increase capacity at this site. Ms. Steblein stated it was and to sectionalize line 17 and benefit 30k + customers.

Chairman Tod Ferguson asked if there will be additional lighting.

Ms. Steblein stated that there will be wall mounted lights which will be on sensors and will be on from dusk to dawn. There will also be tasking lighting which will only be on when necessary.

Chairman Tod Ferguson stated that the Board will require a lighting plan for the site. Chairman Ferguson noted the RG&E site on 259 and the fact that the lighting there spills out over the property lines.

A discussion followed on the addition of more impervious surface and if there was a need for any revisions to the drainage from the site. Ms. Steblein stated that there will be no need for revisions to the drainage.

Mr. Pelkey asked if the existing building will remain. Ms. Steblein stated it would remain along with the new building. Ms. Steblein also stated that the asphalt outside the fence may be eliminated to minimize the effect to the wetlands.

Chairman Ferguson asked if there were any wood lot EPODS on this site.

Ms. Steblein stated that she did not believe so.

Mr. Pelkey asked if there would be any transformers stored on site.

Ms. Steblein stated there would not.

Mr. Acker asked if the new building was for "controls."

Ms. Steblein stated it was.

Mr. Scibetta asked if this construction will affect any of the solar farm applications.

Ms. Steblein stated it would not.

Mr. Acker asked if the proposed pole by the road would remain.

Ms. Steblein stated it is a temporary pole to bypass the line and once the facility is constructed it will be removed. Mr. Acker asked how long the proposed construction is. Ms. Steblein stated approximately 8 months.

Mr. Acker asked if there would be additional height to the pole.

Ms. Steblein stated no.

Chairman Ferguson would like the applicant to see the asphalt minimized with this new construction.

Ms. Steblein stated that the majority of the substation yard is crushed stone.

The Board agreed conceptually with the plans.

146 Burritt Road      Amended Site Plan      2MW Solar Facility

David Matt presented to the Board amended plans for this site. Mr. Matt stated that the second page of the plans have been amended to show an additional "column" of arrays along the east property line. Mr. Matt stated that proposed fence has been moved 48' to the east and 5' to the south, adding an additional acre of panels. Mr. Matt stated that to the east of this property are Orchards and the site will be 30' to 40' from the east property line.

Mr. Reinschmidt asked if the berm will be extended.

Mr. Matt stated it would as well as the fence line.

Mr. Matt stated that the construction will be 1300' from the neighbors on Burritt.

Mr. Reinschmidt asked how much room is going to be between fence and panels.

Mr. Matt stated 15'.

Mr. Matt stated that the applicants have the SECER # for this application. A discussion followed in regards to the existing approval from RG& E for this site and if the applicant will need to go back and get an updated approval from RG&E for the additional panels. Mr. Matt stated that the applicant's approval was for up to 2 MW of electric and that the additional panels will not increase the output of electric over 2 MW.

A discussion followed on this and the Board agreed that they would need proof that the additional panels will not cause more than 2 MW of electric to be produced before they can entertain a motion for this application.

Mr. Matt stated that the fenced area of this site will contain 11.8 acres.

Chairman Ferguson wanted to confirm with Mr. Scibetta that a long form SEQR had been completed for this site. Mr. Scibetta stated the long form SEQR was submitted with the original application.

***A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to table this application until it can be confirmed that the additional panels will not cause more than 2 MW of electric to be produced. Motion carried unanimously 4-0. (Mike Ingham absent)***

Before the Board could move on to the next application Mr. Scibetta reviewed the approved RG&E paperwork for this application.

***A motion was made by Bob Pelkey to open this application back up. Mike Reinschmidt seconded the motion. Motion carried unanimously 4-0 (Mike Ingham absent).***

Mr. Scibetta stated that site has been approved to allow a maximum of 2 MW of electricity.

146 Burritt Road continued:

Chairman Ferguson reviewed Mr. Matt that the berm will be extended and additional trees will be added to the berm to visually screen the newly added panels.

After further discussion **a motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the amended plan as presented at tonight's meeting with a revision date of 5/8/2017 with the extension of the berm with additional trees being added to visually screen the additional arrays and the understanding that the amended plans will conform with the original SEQR approval and SECER approval from RG&E. Motion carried unanimously 4-0 (Mike Ingham absent).**

1682 Hilton Parma Corners Road      site plan      Solar Facility

David Norburt presented this application to the Board. Mr. Norburt stated that they are asking to add a new solar array to the already approved solar facility. Mr. Norburt reviewed the proposed plans with the Board along with the existing buffers for the surrounding property and stated it was 180' to the back property line.

A discussion followed to determine if SEQR will need to be reopened and a new public hearing will need to be held. It was determined that the original short form SEQR determination will need to be modified to a long form SEQR review, as well as, a new public hearing for this application.

Chairman Ferguson stated that the drainage for this site will need to be reviewed, as well as, the visual impact of this new portion of solar arrays on the neighboring properties.

A discussion was held in regards to the requirement of a conservation easement over the existing trees that are going to be used as a visual barrier/buffer. The Board reviewed with the applicant what they would require for this conservation easement.

Mr. Norburt stated that they have already applied for the SECER # for this application and received same; they are just waiting for the construction amount to come back. Mr. Norburt stated that the plans show the max build out for this site and that the electricity that is generated at this site will be transmitted to the substation located at Manitou and Ridge Road.

Board agreed conceptually with the plans.

**MISCELLANEOUS**76 & 88 Bailey Road      Property split and merge  
Ken Sechrist and Joseph DaSilva presented this application to the Board.

Mr. Sechrist stated that they are proposing to split off an 80' x 350' parcel from the

**76 & 88 Bailey Road continued:**

south portion of 76 Bailey Road and merging same with 88 Bailey Road.

Mr. Scibetta stated that currently both properties are non-conforming with the current zoning, but were conforming to the zoning at the time when they were created. If the Board agreed to all the proposed splitting and merging the Board would be making one property less non-conforming and one property more non-conforming with the current zoning.

Chairman Ferguson stated that the plans need to show the current dimensions of 88 Bailey Road, as well as, 76 Bailey Road. The plans also need to show where the current leach field and current utilities are on 76 Bailey Road.

A discussion followed on the placement of the water lines, electric lines, gas lines and leach field on 76 Bailey Road, the applicant had a copy of the mapping from Monroe County Health Department showing the placement of the leach field.

It was determined that all the utilities for 76 Bailey Road would remain on 76 Bailey Road if the Board agreed to the proposed split and merge.

Chairman Ferguson stated that the plans need to show the side setbacks for the existing buildings from the proposed new lot lines.

A discussion followed on the zoning of the property.

Chairman Ferguson stated that before the Board could act on the application the applicants will need to provide the Board with a survey map of both properties showing the above items as set out above.

**Miscellaneous business:**

Larry Gursslin asked if the Board has seen the feasibility trail study done on the old Hojack Line. A discussion followed on this and the Chairman explained to Mr. Gursslin that the Town Board would be the Board who would have to approve of any agreement for this.

Mr. Gursslin also asked for an update on North Parma Station. Mr. Scibetta reviewed with him the status of that application.

***There being no further business, Mike Reinschmidt made a motion to end the meeting at 8:04 pm, and Mark Acker seconded the motion. Motion carried unanimously 4-0. (Mike Ingham absent).***

Respectfully submitted,

Maureen L. Werner, Recording Secretary