

Town of Parma Planning Board  
April 16, 2018

Members Present: Chairman: Tod Ferguson  
Executive secretary: Dennis Scibetta  
Bob Pelkey  
Mike Reinschmidt

Members Absent: Mark Acker  
Mike Ingham

Public Present: Matt Longwell, Mark Longwell, Al LaRue, Dan Compitello, James Burch, John Iannone

Meeting called to order at 7 p.m. by Chairman Ferguson.

A motion was made by Mike Reinschmidt to approve the April 5, 2018 meeting minutes. Chairman Ferguson suggested that as Bob Pelkey was not at that meeting, there is not a quorum present to approve the minutes. Therefore, this was tabled until the next meeting when a quorum could be present to approve.

Continuing Business

392 Curtis Road Solar  
Facility

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Dan Compitello from Cypress Creek Renewables (CCR) came to the meeting to update the Board on the plans they are planning on submitting. He also wanted to ask the Board for any input on the plans they want to submit.

Mr. Compitello told the Board that the plans are for a 2 megawatt solar project, which can provide power for up to 500 homes. The solar power will be tied into the power lines that will be established on Curtis Road. CCR will own, operate and maintain the facility. The facility will consist of 2 separate panel farms, which will be separated by a center access road.

The plans are to keep the existing hedgerow that surrounds the proposed project area at this time. They would like comments from the Board on how to strengthen the buffer. Mr. Compitello stated that they feel that the northern side of the buffer is fairly strong and they should not need to add anything to this area, but they will plan on adding to the areas that they feel are less full.

Mr. Compitello told the Board that they plan on maintaining the swale in the southeast corner, closest to Curtis Road, which is outside the wetland buffer. They plan on planting in the area north of the swale to keep this from eroding.

Chairman Ferguson told Mr. Compitello that the visual barrier, i.e. buffer, will need to go completely around the site.

Mr. Compitello told the Board that they do not want to add any shade to the project area, as it is a solar project.

The Board asked Mr. Compitello to show what trees that they would be leaving both inside their boundary and outside the boundary on the plans.

Mike Reinschmidt suggested that the plants to be used in the buffer area be coniferous trees so that they do not lose their vegetation during the winter months.

Chairman Ferguson told Mr. Compitello that if the parcels are indeed going to be split, they will need to have utility easement and access easement on the plans. He also suggested that the added vegetation they put in should be the same height as what is already present on the land. Another suggestion would be to present views from all the surrounding properties along with the plans when submitted.

Mr. Compitello stated he understood all of the above noted suggestions.

There was discussion on the type of plants that will be added to the project on the land surrounding the solar panels. Mr. Compitello stated that plants will be pollinator type plants.

James Burch of 198 West Avenue, Hilton, NY asked if there will be commercial bee keepers being brought in? As he is concerned that the pesticide sprays he uses on his apple orchards which are very near the property would be causing a problem with bees and bee keepers.

Mr. Compitello stated that they would not be, only will be adding the plants.

Another discussion ensued regarding an EPOD on the area. Mr. Compitello stated that they believe that there is an EPOD on this land and they have a 50 foot set back. He asked if that was in accordance with the Town ordinance?

Chairman Ferguson advised to use the 50 foot set back on the plans and further discussion would be done at the time the actual plans are brought in for review.

The Board had questions on the level of noise created by the movement of the solar panels and how many panels are they expecting to put in?

Mr. Compitello advised the Board that the noise level is very minimal. They will be putting approximately 8000 panels in the project.

Chairman Ferguson asked if there would be any further equipment on the property that would increase the amount of noise?

Mr. Compitello advised that there will not be any further noise making equipment on the property.

Chairman Ferguson asked that they include the sound decibels expected on the plans.

Mr. Compitello stated that he would include this.

Mike Reinschmidt asked how many utility poles would be added to the front of the property.

Mr. Compitello stated that they would be adding 4 poles to each side of the power farm, with 50 feet between each pole.

Mark Longwell, 420 Curtis Road, Hilton, NY stated he was concerned with the appearance of that many poles being added to the property. It seemed to be a lot and he and his brother, Matt, are concerned about what the visual effect of this would do to their plans for a pumpkin patch, with hay rides, and a county store on their property which is right along side the proposed solar facility.

There was a discussion in regards to the amount of utility poles proposed, their height, and the visual effect for the surrounding properties. The Board requested a letter from RG&E with their requirements to get the solar power to their power grids.

Mr. Compitello told the Board that he has been told by RG&E that they will not even review the plans until they are approved by the Board.

Chairman Ferguson stated that they will discuss after the plans have been presented for approval.

Mike Reinschmidt asked if the power was going into an RG&E grid or directly to a consumer's home.

Mr. Compitello stated that it does not go directly to a home, but goes through the power grid. The home owner would need to sign up for the solar power, which RG&E would be required to deliver to them.

Dennis Scibetta asked Mr. Compitello if they would be proposing a water district to be added to this project.

Discussion ensued about the possibility of CCR proposing a water district for that area.

Mr. Compitello stated that they do not need water for this project so they will not be proposing this. He also stated that they are not the land owners, they are leasing the property.

Mike Reinschmidt asked if the land owner is aware of the possibility that they will need to subdivide the property if New York State requires due to the size of the solar facility.

Mr. Compitello stated that the owner was aware.

Mr. Burch asked about having a Performance Bond for decommissioning of the facility once it has reached the end of its life cycle.

Chairman Ferguson asked what the process for that would be?

Mr. Compitello stated that they would be responsible for decommissioning the site. They would try to get the land back to how it was originally, with removal and disposal all of the equipment on the property.

Amy Loverde, 446 Curtis Road, Hilton, NY stated she was not aware that this project was even being presented at the meeting this evening. She asked why no letter was sent?

Chairman Ferguson explained that this is not a Public Hearing, it is a conceptual presentation only. When the Public Hearing is scheduled a letter will be sent out and further public comments will be welcome at that time.

Amy questioned what the owner of the property would be receiving in terms of the lease agreement.

Mr. Compitello told Ms. Loverde he will receive the benefit of bringing solar power to his community.

Amy again questioned the amount of noise that the project will be producing. There was a short discussion again in regards to this.

Mike Reinschmidt suggested that plans include a comparison of noise to agricultural equipment so that the public would have a better understanding of how much noise would be produced.

Mr. Compitello stated he would try to include this on the plans.

Mr. Burch asked about the configuration of the fence that will be surrounding the project. He is concerned about the deer population and other wildlife that are abundant in that area.

Mr. Compitello stated that it would be a 6 foot high fence with 1 foot of barbed wire around the top.

Mark Longfellow stated that would be concerned about the barbed wire on top of the fence injuring the deer if they were to try to jump over the fence.

Discussion ensued and it was decided that this will be discussed further when the plans are brought in for approval and there is a public hearing.

Bob Pelkey asked if they could include virtual pictures of what the panels will look like as they move from east to west during the day.

Mr. Compitello stated that he would be able to provide that.

Mike Reinschmidt asked if the names of the flora and fauna that they plan to put on the property could be added to the plans.

Mr. Compitello stated that they would do so with the SEQR.

There being no further questions or concerns, a motion was made by Bob Pelkey to grant approval for the plans to be sent out to the appropriate agencies for comments for the Solar Facility at 392 Curtis Road, Mike Reinschmidt seconded the motion. Motion carried unanimously, (3-0 Mike Ingham and Mark Acker absent).

Mary Steblein dropped of the updated plans to Dennis Scibetta to present to the Board for final approval. The Board reviewed the plans and noted that all requested changes had been made.

There being no further questions or concerns, Bob Pelkey made a motion to grant final approval for the Commercial Site Plan for Rochester Gas & Electric at 833 Manitou Road. Motion seconded by Mike Reinschmidt (Motion carried unanimously 3-0, Mike Ingham and Mark Acker absent).

Sandalwood Subdivision 24 lots 1904 North Union Street

Kris Schultz presented to the Board updated plans for this proposed subdivision. The changes include a change in the water service delivery to the lots on phase 2 of the plans. There will be a fire hydrant placed in this phase along with a dry tap. They also include the Section 278 note being added.

He told the Board that Town Engineer has approved the dollar amount in the letter of credit.

He is asking the Board for contingent final approval on the first phase of this project, so that they can get the letter of credit posted for start of construction.

Chairman Ferguson asked about the status of the land at the end of Edward and Loretta Lanes? Has it been offered to the home owners?

Mr. Schultz advised the Board that there has been no final decision on what to do with that extra land. He will discuss with Brian Speer at the Town Department of Transportation to see if the Town would like to be responsible for this land.

Chairman Ferguson also noted that the sign advertising the project has not been moved. He also noted that one of the conditions for the Board to grant final approval was that all the required signatures were needed on the plans, which are not there as of now.

Mr. Schultz asked the Board if they could submit the plans to RG&E.

The Board agreed that this could be done.

Kris Schultz asked the Board if they could have approval to begin to clear the first 50 feet of the entrance to allow them to move the sign.

The Board agreed to allow this request.

Mr. Schultz will be back with the plans for final approval once all the appropriate signatures are present on the plans.

Country Village Estates, Sect VII 12 Lots 630 Country Village Lane

Kris Schultz present the plans for the last section of this development for final approval.

Chairman Ferguson read Chatfield's letter, dated 4/3/18.

Mr. Schultz told the Board that all issues had been addressed on the plans presented tonight.

The plans show the following signatures:

Monroe County Department of Public Health:	4/16
Town Engineer	4/12
Monroe County Water Authority	4/13
Monroe County Department of Pure Waters	4/16

After review of the plans, the Board had no questions or concerns. **Mike Reinschmidt made a motion to grant final approval to Section VII, 12 lots of the Country Village Estates subdivision. Bob Pelkey seconded the motion (motion carried unanimously 3-0 Mike Ingham and Mark Acker absent).**

Commercial Site Plan  
Road

5497 West Ridge

Al LaRue presented to the Board conceptual plans to update the Auto Outlets USA site owned by John Iannone. They are proposing changes in the drainage pattern of the 88 car parking lot. This will include routing the drainage to a rain garden which then will flow to a pond in an existing natural depression on the property. There will be no additional structures added and no changes to the storm sewers.

Chairman Ferguson asked if there will be additional signs added to the lot?

Mr. LaRue told the Board that they are presently working on this. Any proposed signage will be in accordance with the Town codes and will be added to the plans. He also stated another proposed change would be to go from 2 entrances on the property to only one.

Chairman Ferguson then asked about additional lighting to the property?

Mr. LaRue told the Board that they are presently leasing the existing poles from RG&E, and they are working on plans to update the lighting as well.

Mr. LaRue stated that they would be planning on paving the parking lot and wanted to know how soon that will need to be done?

Dennis Scibetta stated that the Board usually puts a time limit for this in the motions.

Mr. LaRue stated that they were hoping they could be given a year in which to accomplish this.

After a quick discussion the Board felt that would be reasonable.

Mike Reinschmidt asked if customers would be walking around the lot looking at vehicles.

Mr. Iannone stated they were not planning on this. His vision is to show the customers what they have available on the lot via computer and then bring the actual vehicle they wish to see to them in front of the showroom.

Chairman Ferguson stated that he would like to see the landscaping they would be proposing on the plans.

Mr. LaRue stated they would be willing to do so and that they had already submitted the SWIP for the project.

Chairman Ferguson reminded them to submit part one of the SEQR documents.

There being no further questions or concerns, Mike Reinschmidt made a motion to allow plans to be sent out for comments for the Commercial Site plan at 5497 West Ridge Road, Auto Outlets USA. Bob Pelkey seconded the motion. Motion carried unanimously 3-0 ( Mike Ingham and Mark Acker absent).

There being no further business to discuss, Bob Pelkey made a motion to close the meeting at 8:40 p.m. seconded by Mike Reinschmidt. Motion carried unanimously 3-0 ( Mike Ingham and Mark Acker absent).

Respectfully submitted,

Diane Brisson  
Recording Secretary  
Town of Parma Planning Board