

Town of Parma Planning Board
October 15, 2018

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

Public Present: Noel Swanson of CCR; Kris Schultz

Meeting called to order: 7 p.m.

A motion was made by Mike Reinschmidt to approve the meeting minutes from the 10/4/18 meeting with one change, on page 3, paragraph 4, last word should be her. The motion was seconded by Mike Ingham. Motion carried unanimously (5-0).

CONTINUING BUSINESS

Commercial site plan 4645 West Ridge Road

The final plans with all concerns and corrections addressed were presented to the Board for final signature. The Board reviewed the plans.

There were no further comments or concerns, **Mike Ingham made a motion to grant final approval to the commercial site plan at 4645 West Ridge Road. Mark Acker seconded the motion. Motion carried unanimously (5-0).**

Solar Facility 392 Curtis Road

Noel Swanson of CCR updated the Board on the plans for this solar facility. Due to the changes in Federal regulations, they have gone from a two 1.85 MW systems to one 3.7 MW system. This has allowed changes to be made to the access road, which originally was planned to be in the middle between the 2 systems. It now will be along the western border with access at the southwest corner.

This change also allows for increased setback for equipment with a natural buffer. There will be no encroachment onto any wetlands noted on the maps. They will still be using pollinator plants in the area where the panels are as discussed previously.

Mark Acker asked about the trees that are currently on the western border.

Mr. Swanson stated that they are old cherry and apple trees. These are planned to be taken down, but replanted with deciduous trees.

Chairman Ferguson stated that they trees that will be planted to replace the orchard must remain green throughout the year. He also asked about the landscaping plans for the slight rise in the land so that this will block any equipment from view.

Mike Ingham also advised that the soil must not be removed from the area, as this is an old orchard with possible arsenic and lead in it due to the old pesticides used.

Mr. Swanson stated that they are working with a landscaping company and will address the concerns of the Board, making sure that all planted vegetation, trees, will remain green throughout the year, will be grow quickly, and will be able to remain healthy in the soil that is presently on the land. He stated also that they have taken into consideration that whatever vegetation that they will plant will help with any possible noise from the mechanics of the panels moving. He stated that they have no plans to remove any soil from the site.

Discussion ensued about amount of noise made in regards to panels moving. This was previously discussed and the stated decibels are compared to that noted in a library or of rustling leaves. The panels follow the path of the sun. They will begin at a 30° angle facing the east, as the sun moves they will rotate till they are at a 30° angle to the west. It is a fixed tilt system.

Mark Acker asked if they needed to have mechanical tracking? Was there another way to move the panels.

Mr. Swanson stated that it would not be financially viable to switch to another method of movement. He is certain that the amount of noise produced by the movement of the panels will be insignificant, and as stated landscaping and vegetation will help to buffer any noise made.

Mark Acker asked who would be able to purchase the power generated by the plant, how much would be generated?

Mr. Swanson stated that the amount of power generated would be for 500 to 600 homes a year. Any RG&E subscribed could sign up to use this source of power. They have been in touch with RG&E and have a C-cert on file. Mr. Swanson also stated that with the decrease from 2 systems to 1, the amount of power poles needed will also decrease .

Dennis Scibetta asked if RG&E had given them any information to what forms and information would be needed for that company?

Mr. Swanson stated that they are awaiting the final approval of the plans before going any further with specific logistics on equipment, lines, etc. with them.

Chairman Ferguson noted that they have a bio retention system listed on the plans for drainage.

Mr. Swanson stated that was correct. They felt that this would take care of any run off and drainage from the site in a more environmentally friendly way.

Mike Reinschmidt asked about the security fence, the dimensions of it, concern for safety of wildlife.

Mr. Swanson stated that the fence they use is a 6 ft chain link fence with 1 ft of barbed wire

on the top of it. He is aware that there is concern that deer will be able to jump the fence and be injured by the barbed wire or be trapped in the facility and not be able to get out, but they have not had any issues anywhere else in the country with wildlife being injured or trapped. They have a remote monitoring system, not with a camera, but with sensors too that will let them know if there is anything to be concerned about within the area of the panels and fencing.

Mike Reinschmidt asked if they had thought about using a 10ft chain link fence?

Mr. Swanson said they would be willing to look into this.

Dennis Scibetta asked if they would be within code to use at 10ft fence?

Supervisor Barton answered that they would need a variance from the town for anything higher than 6 to 7 feet.

Dennis Scibetta then asked what the total area of the project would be?

Mr. Swanson replied the acreage of the land is +/- 25 acres, but the area with the panels would cover approximately 1.13 acres. He then asked about the SEQR portion of the plans, when would that be done?

Chairman Ferguson told him that they would need to see the preliminary plans to review for further questions or concerns along with a Public Hearing. That is when the SEQR portion of the project would be completed. Once that step was completed the plans would be sent out for review by the appropriate agencies, and then they would come back for final approval.

Mr. Swanson thanked the Board for their time and will be back once the preliminary plans are drawn and submitted.

Solar Farm

184 Burritt Road

The final plans for this project were originally signed in 2017. The deeds have been transferred and the project is now ready to begin, but they need a new signature on the plans from Chairman Ferguson.

Chairman Ferguson asked the Board if they had any new questions or concerns and there were none. The final plans were again signed with today's date.

NEW BUSINESS

Wilder Estates

Parcel facing Wilder Road

Kris Schultz explained to the Board that they were thinking of changing the plans from single dwelling residence to duplexes. Discussion ensued about this possibility and the Board advised Mr. Schultz if they would like to present plans to the Board for this project they would be happy to review it.

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

Respectfully submitted,
Diane Brisson,
Town of Parma
Planning Board
Recording Secretary