

Town of Parma Planning Board
April 15, 2019

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

Public Present: Dave Norbutt, Joe Ardietz

The meeting was called to order at 7 p.m. by Chairman Ferguson.

The minutes from the March 7, 2019 meeting were reviewed. There being no corrections or additions, **a motion was made by Bob Pelkey to accept the Planning Board Minutes from March 7, 2019, as presented. Seconded by Mark Acker, motion carried unanimously 5-0.**

The meeting minutes from April 4, 2019, were reviewed. There being no corrections or additions, **a motion was made by Mark Acker to accept the Planning Board minutes from April 4, 2019 as presented, seconded by Bob Pelkey. Motion carried unanimously 5-0.**

PUBLIC HEARING

Multi Residential Structures

1682 Hilton Parma Corners Road

Chairman Ferguson stated that no comments have been received from any of the outside agencies. Discussion ensued in regard to what agencies the plans have been sent to.

Joe Ardietz from VanGuard Engineering presented to the Board the most recent plans. The trail system and educational signs were added to the plans. Though the present plans do not show it, the remaining 54 acres of the property will remain green land with no further buildings on it.

Chairman Ferguson noted that the acreage on the plans for the solar farm, has increased dramatically. He asked what had caused this?

Mr. Ardietz stated that Mr. Norbutt had spoken with RG&E and they decided to go for the larger mega watt solar farm instead of the 5 watt that was originally requested. Discussion ensued on this change. It was found that Mr. Norbutt is still in discussion plans with RG&E to determine the actual size of the solar farm. The plans are different in regard to the size of the solar farm.

Mr. Ardietz asked if tonight was for approval on the solar farm as well as the multi-residential. He is aware that the Town has linked both proposed projects together.

Chairman Ferguson advised that as they are linked together, the solar farm appears on the plans for the multi-residential, it all will be discussed and approved at the same time.

Further discussion ensued on the entire project including type of heating, i.e. ? geothermal, use of bee houses for pollination, composting, as this is a green project. The Board asked that more detail be put on the plans in regard

to the bee houses, composting project, education signs, solar farm including note that the solar farm is being designed by Fisher with another set of plans for same, placement of trails on the property.

Mr. Norbutt asked if there could be a condition that the signs will be placed but the wording will not be on them at this time. He would like to work with an educational entity to have the signs be worded so that they will match what educators are looking for when they are reviewing the project to be used as a teaching element.

Chairman Ferguson advised that if there is a possibility that school buses will be coming to the project for teaching purposes, that the plans show an area for them to come onto the property and a turn around for same. Also there is a note about geothermal on the demolition plan that needs to be removed.

The Board asked if the SWPPP plans and calculations for storm water management pond outflow had been submitted to the Town Engineer?

Mr. Ardietz stated that both had been done, but the SWPPP was submitted to the DEC but not the Town Engineer. He will make sure that this is done.

Dennis Scibetta opened a discussion relating to the possibility of erecting a structure of some sort to be used for teaching purposes. Discussion ensued on this request. Mr. Norbutt stated that the website that they will be launching will have detailed information on this project and maybe the better teaching tool. The Board has concerns about the website actually drawing people to physically come to the site, causing an issue with parking and traffic. Mr. Norbutt stated that he does not want to make this into a "park" like area, as it will be private residences. It was felt that this needed to be reviewed more in depth and will be discussed at a later date.

There was discussion on mail delivery and how this will be accomplished. Mr. Ardietz stated they are working with the Spencerport Post Master to come up with an appropriate design, which will be added to the plans when finalized.

Chairman Ferguson advised that the Public Hearing will be delayed as there are no comments from outside agencies.

In conclusion on the discussion Chairman Ferguson advised that the actual size of the solar farm be added to the plans in detail, definition of land conservation space, notes included that once the solar farm is no longer in use, it will be converted into green and/or agricultural space.

There being no further comments or concerns, **a motion was made by Mark Acker to table the Multi-residential and solar farm project at 1682 Hilton Parma Corners Road without prejudice. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

The Board reminded Mr. Ardietz and Mr. Norbutt that all comments from outside agencies need to be received prior to giving any approvals for this project.

There being no further business to discuss, **a motion was made by Mark Acker to adjourn the meeting at 8:15 pm, seconded by Bob Pelkey. Motion carried unanimously 5-0.**

Respectfully submitted,

Diane Brisson
Recording Secretary
Town of Parma Planning Board