

TOWN OF PARMA PLANNING BOARD

July 6, 2017

Members present:

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

Public present: Mark Coleman, Matt Vanderbrook, Brad Norbut, David Norbut, Douglas Wall and Mitchell R. Lairmore

Meeting started: 7:00 pm

A motion was made by Mike Ingham and seconded by Bob Pelkey to approve the meeting minutes from the June 19, 2017, as presented. No discussion. The motion was carried unanimously 5-0.

CONTINUING BUSINESS

1682 Hilton Parma Corners Rd – Solar Facility Site Plan - Final

David Norbut presented mylar plan to Chairman Ferguson for signature. A note on the plan was added concerning buffer maintenance as directed. It was noted that the Town engineer signed the plan on July 6, 2017.

A discussion was held on the 15' buffer around the solar panels. Chairman Ferguson stated that conditions of buffer maintenance/conservation easement should be included in the deed to the property. David Norbut was concerned if language is inserted into the deed that ownership would be given to the town. Chairman Ferguson and Mr. Scibetta stated that would not be the case. The Town would not assume any ownership of the property. The goal is to have the buffer maintained now and in the future if the property is sold. Mr. Reinschmidt suggested that a deed restriction could be placed on the property.

Chairman Ferguson stated the Town attorney and the developer's attorney can speak and agree on the language to be included in the deed. Mr. Scibetta and David Norbut agreed.

Chairman Ferguson and Mr. Acker read SEQR Parts II and III.

1682 Hilton Parma Corners Rd – Solar FacilitySite Plan - Final

A motion was made by Bob Pelkey and seconded by Mark Acker for a negative declaration for SEQR. No discussion. Motion carried unanimously 5-0.

A motion was made by Bob Pelkey and seconded by Mike Ingham to grant final approval dependent that buffer maintenance/deed restriction language is added to deed. No discussion. Motion carried unanimously 5-0.

753 Manitou Rd – Solar FacilitySite Plan – Final

Mr. Vanderbrook presented plans for final approval. He stated that as directed a buffer/conservation area was added to the plan on the east side. A discussion was held regarding maintenance of existing trees and shrubs on the west and south sides. Chairman Ferguson stated and Mr. Vanderbrook agreed to have a deed restriction placed on the property for buffer maintenance.

A brief discussion was held on the height of the berm in relation to the trees being planted on it. Mr. Vanderbrook was instructed that the combined height of the trees and berm need to be as tall as the solar panels.

Mr. Acker noted that the town engineer did not sign the final plan. Mr. Scibetta read a letter from the town engineer stating that there are no further issues with plan.

A motion was made by Mike Ingham and seconded by Mark Acker to grant final approval dependent that buffer maintenance/deed restriction language is added to deed . No discussion. Motion carried unanimously 5-0.

600 & 602 Burrit RdSite Plan

Chairman Ferguson resigned the plans due to time lapse.

Miscellaneous

Mark Coleman spoke about drainage concerns with Unionville Station and the proposed new development south of the property.

Mr. Scibetta stated where in the process the new development is. Mr. Scibetta noted the drainage concern and said it will be addressed at the appropriate time.

There being no further business, Bob Pelkey made a motion to end the meeting at 7:45 pm, Mike Reinschmidt seconded the motion. Motion carried unanimously 5-0.

Respectfully submitted,

Michael Reinschmidt