

Town of Parma Planning Board
April 4, 2019

Members Present: Chairman: Tod Ferguson
Executive secretary: Dennis Scibetta
Mike Reinschmidt
Mark Acker
Bob Pelkey
Daryl Maslanka (alt)

Members absent Mike Ingham

Meeting called to order: 7 pm by Chairman Tod Ferguson

Public Present: Joe Ardieta, Jeremy Kimble David Norbutt, Kaylee-Ann Nunez, Hannah Spatula, Anthony Kessler, Edward Zimmerman, Dylan Rogers

Minutes: The minutes from the 3/18/19 meeting were reviewed. There were changes made including the addition of alternate Daryl Maslanka to the minutes. **Mark Acker made a motion to accept the March 18, 2019 Planning Board minutes as amended. Mike Reinschmidt seconded the motion. Motion carried unanimously (5-0, Mike Ingham absent.)**

CONTINUING BUSINESS

All Seasons Subdivision Section 7 15 lots Fallwood Terrace
Dennis Scibetta shared with the Board that they were not ready to come before the Board for Final Approval at this time.

Bob Pelkey made a motion to table All Seasons Subdivision, Sect 7, final approval at this time without prejudice. Seconded by Mike Reinschmidt (motion carried unanimously 5-0, Mike Ingham absent).

NEW BUSINESS

1682 Hilton Parma Corners Road 17 buildings Multi-residential structures

Joe Ardieta from Vanguard Engineers shared the plans with the Board for this multi-residential project. This will sit on a part of a 65 acre parcel that currently has a solar farm on it. It is proposed to be 17 buildings, with 2 units containing 2 bedrooms each in every building. The concept is for this to be a self sustaining facility. There will be 8 buildings on the south side and 9 on the north side, each on a cul-de-sac. The entrance will be on Hilton Parma Corners Road. They do not plan on putting in side walks because it is felt that the amount of traffic in and out of the complex will be minimal.

There will be 2 bio-retention ponds, one on each side of the complex. The one on the south side will be near the existing swale near Hilton Parma Corners Road. The one on the north side will be a dry swale that will be added along with a pocket pond to the back of these buildings for the drainage to flow to. There will be a private water main per Monroe County Water Authority standards.

Chairman Tod Ferguson asked if they were going to apply for a Section 278?

Joe A stated that he believed that was done after the last meeting in November.

Chairman Tod Ferguson stated he did not see this in the notes from that meeting.

Joe A will look into this.

Chairman Ferguson asked what this facility would be adding to the Town?

David Norbutt stated that the plan is for this to be a 100% green development. There will be walking trails with plaques stating this on them. They will be using solar power, adding gardening plots for the residents to use, as well as composting. The rest of the land in this 65 acre parcel will be used for farming, although the land is not very healthy at this time. He and his brother are working on getting the land into better shape to allow for farming. Eventually they may want to add an additional smaller solar farm to provide power solely for the residential facility.

This prompted more discussion from the Board on where the power from the existing solar farm is going at this time, and what will be needed from Mr. Norbutt in regards to planning for this. There was also discussion in regards to storing the power from the plants and how that is done.

Chairman Ferguson asked that the educational signs be noted on the plans for what they will say and placement of same.

At this time Mr. Norbutt stated that most of the energy from the existing solar farm is going to Rochester General Hospital. He stated that this is just a thought at this time, not something they are actually planning on doing. He did let the members know that they could go on to NYSERDA.NY.GOV site and see how much power each solar plant is producing and where it is being used.

Mr. Norbutt also stated that they are working with NYSERDA to receive a grant to help pay for the proposed complex. They are required to approved final plans to submit in order to qualify for this grant.

There was a question from the Board on why the plans showing filling of a wetlands area?

Joe A stated that they are only filling in 5/100th of an acre of the wetlands, which does not require any action with the DEC.

Dennis Scibetta noted that these buildings would always be owned by the Norbutts, they do not plan on selling them to any individuals.

There being no further comments or concerns from the Board, all members agree that the plans could be sent out for comments.

As there were several students from Hilton High School attending the meeting, the Board opened up the floor for any questions. There students had several questions, which the Board answered for them in regards to the Hilton Parma Corners project with it being a green project.

There being no further business to discuss, **Mark Acker made a motion to adjourn the meeting at 7:50 p.m. Seconded by Bob Pelkey. (Motion carried unanimously 5-0, Mike Ingham absent).**

Respectfully submitted,

Diane Brisson
Town of Parma Planning Board
Recording Secretary