

Town of Parma Planning Board  
August 19, 2019

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Dennis Scibetta

Mike Ingham

Mike Reinschmidt

Bob Pelkey

Daryl Maslanka (ALT)

Members absent:

Mark Acker

Meeting called to order: 7 pm by Chairman Tod Ferguson

Public Present: Joseph Ardieta, Neil Lawther, Peter Riccardi, Glenn Thornton

The minutes from August 1, 2019 were reviewed, Daryl Maslanka stated that he was present during the meeting. **Bob Pelkey made a motion to accept the minutes of the August 1, 2019 meeting with the change of adding Daryl Maslanka as present, motion seconded by Mike Ingham. Motion carried (4-0, Mark Acker absent, Mike Reinschmidt absent from meeting).**

## CONTINUING BUSINESS

Solar Facility

392 Curtis Road

Dennis asked the Board if they could move this project until to the last subject on the agenda. Therefore, **Bob Pelkey made a motion to table the preliminary approval for the proposed solar facility project at 392 Curtis Road until the end of the agenda. Seconded by Mike Reinschmidt motion carried 5-0 (Mark Acker absent).**

Commercial Site Plan

Conceptual

5107 West Ridge Road

Glenn Thornton presented the Board updated plans for this commercial site project. The Zoning Board did approve the front and side set back variances. In summary, this is a 3.75 acre parcel upon which a 1800 square foot commercial building will be built. This will require 13 parking spaces which have been shown on the plans. He stated that the septic system has been submitted to the Department of Health and they are okay with it. The plans were submitted to New York State Department of Transportation today. The plans were also submitted to the Town of Parma Engineer who sent comments back to them, and they addressed these in the current plans. The Town Engineer commented on the wheel stops vs adding a curb to the front of the building for drainage purposes. Mr. Thornton stated that due to the flatness of the land, they are not able to install a curb, and have put wheel stops instead. The drainage has been added to the plans.

Dennis Scibetta confirmed that the Zoning Board had approved the set backs as above.

There was discussion in regards to the curb and drainage. There is an existing drainage swale in the back of the property which will help with the drainage. There is also an Federal Wetland at the back of the property which should be noted on the map.

There being no further questions or concerns, Chairman Ferguson stated that these plans could be sent out for the appropriate comments. Once they have been received, they can come back to the Board for preliminary approval.

Subdivision 3 lots 1682 Hilton Parma Corners Road

Joe Ardieta and Neil Lawther requested that the Board give approval of the plans for the subdivision with the access easement changes to 2 separate easements. One will be for access, the other for utility. The utility easement will be 30 feet wide, running south to Lot 3. They advised that they are in the process of having the plans certified by a new surveying firm.

Chairman Ferguson told Mr. Ardieta and Mr. Lawther that the plans need to be completed showing all the proposed changes before a final approval can be given. Once all the changes have been made, comments received from appropriate agencies, they can come back in for Final Approval.

Mr. Lawther requested a letter from the Board to take with him this evening in regard to the battery storage statement as it is needed for the grants that are being applied for. The letter should indicate that the Board is aware that Norbut Solar is seeking to site and develop a 5 MW PV + 5 MW/15 MWh battery energy storage system under the name NSF Parma Lot 2. This was discussed at the May 20, 2019 meeting (see previous minutes).

There was discussion on this request. Chairman Ferguson advised Mr. Lawther that a letter will be created, signed and ready to be picked up tomorrow 8/20/19 in the afternoon. The letter will be attached to the minutes.

There being no further questions or concerns, **Mike Reinschmidt made a motion to provide preliminary approval for the 3 lot subdivision at 1682 Hilton Parma Corners Road with the provision that a completed map showing all easements will be provided to the Board. Bob Pelkey seconded the motion. Motion carried unanimously 5-0 (Mark Acker absent).**

**NEW BUSINESS**

Split/Merge 2 lots 1067 and 1071 Hilton Parma Corners Road

Rich Maier of Maier Land Surveying presented to the Board plans to split 2.883 acres from the center line of Lot 7 (lot B) and add to the center line of Lot 8 (lot A). This will make 2 conforming lots.

**There being no further questions or concerns, Bob Pelkey made a motion to split 2.883 acres from center line of Lot B and merge this with Lot A at center line, as per attached drawings. Mike Reinschmidt seconded the motion. Motion carried unanimously 5-0 (Mark Acker absent).**

**MISCELLANEOUS**

Solar Facility 392 Curtis Road

Dennis asked the Board to review the SEQR for this proposed solar facility.

Chairman Ferguson reviewed Section One, for an unlisted action. The Board is in agreement with the assessment provided in this section.

The questions were reviewed in Section 2, one through eleven.

Question 3, answered is yes to no or small impact on wetlands.

Question 10, impact on historic and archeological resources was answered yes, but as there is none of this on the site, Chairman Ferguson changed this answer to no and initialed it on the form.

There being no further issues to discuss, Mike Reinschmidt to grant a Negative Declaration for an unlisted action on SEQR to Cypress Creek Solar Facility located at 392 Curtis Road. Seconded by Bob Pelkey motion carried unanimously 5-0 (Mark Acker absent).

This can be sent out to the appropriate agencies at this time.

There being no further business to discuss, **Mike Ingham made a motion to adjourn the meeting at 8:05 pm. Motion seconded by Mike Reinschmidt. Motion carried unanimously (5-0 Mark Acker absent).**

Respectfully submitted,

Diane Brisson  
Town of Parma Planning Board  
Recording Secretary