Town of Parma Planning Board November 7, 2019

Members Present: Chairman: Tod Ferguson Executive secretary: Dennis Scibetta

Mike Ingham Mike Reinschmidt

> Bob Pelkey Mark Acker

Daryl Maslanka (ALT)

Meeting called to order: 7 pm by Chairman Tod Ferguson

Public Present: Noel from Cypress Creek Renewables, Mark Lohrman

The meeting minutes from the October 21, 2019 meeting were reviewed, there being no changes or questions, Mark Acker made a motion to accept the meeting minutes for October 3, 2019 as presented. Seconded by Mike Ingham. Motion carried unanimously 5-0.

CONTINUING BUSINESS

Cypress Creek Renewables Solar Facility 392 Curtis Road

Noel presented the Board the final plans for this solar facility. The plans have the following signatures:

Town Engineer: 11/4/19 Highway Superintendent: 11/5/19 Building Superintendent: 11/6/19

Noel also showed the Board the permit from Monroe County Highway Superintendent dated 4/15/19. This was given to Dennis Scibetta to include in the file.

Dennis also will send the form presented by Noel to the Engineering News so that this solar site can be listed.

Noel advised the Board that the reset time of the panels is less than 2 minutes. He did provide a pamphlet from NEXTracker Company on the panels that they will be using. See attached.

There being no further discussion or concerns related to this project, Mark Acker made a motion to give final approval for the solar facility project located at 392 Curtis Road. Seconded by Mike Ingham. Motion passed unanimously 5-0.

Commercial site plan Addition 5324 West Ridge Road

The owner of MLK Properties, Mark Lohrman, presented to the Board conceptual plans for a 4000 sq. foot commercial addition to the existing commercial building at this site. There will be parking behind the building with access from Trimmer Road. The handicap parking will be in the front of the building. They anticipate retail space for 2 businesses. He states that Marathon Architects reviewed the septic system and state that the only thing that would need to be done is to update the tanks. They plan on doing so. Also stated that the square footage is under the limit that would require a sprinkler system.

The Board asked about drainage.

Mark replied that they had planned on adding another building when the original plans were drawn up. They addressed drainage at that time to include an additional building.

The Board asked about additional lighting.

Mark stated that they would be only adding 1 light pole which would shed light onto the parking lot only. He stated that they plan on keeping the character of the existing building and extending it to the addition so that all will flow together.

The Board asked about checking on setbacks.

Mark Lohrman replied that Marathon checked these, and they are within the Town's codes.

The Board asked that the following items be added to the preliminary plans:

Illumination from lighting

Designated handicap parking spaces

Have an official letter from Engineer stating that the drainage had been addressed on the original plans.

The Board having no further questions or concerns, that the project could proceed to preliminary status with new plans drawn to be presented to the Board.

MISCELLLANEOUS

Fill stockpile

1682 Hilton Parma Corners Road

Dennis presented to the Board a drawing that had handwritten notes about fill to be placed at this previously finalized project.

Chairman Ferguson stated that these were included on the original plans and asked if they were planning on changing something?

Dennis stated that they wanted to bring in fill from another site, approximately 3000 cubic yards that would be protected with a slit fence and the rest of the Town requirements.

The Board asked that they have a letter from the Engineer for the project stating that they will require 3000 cubic yards of fill. Also, that the plans are formalized with a stamp or an official letter with the information regarding the fill request.

Discussion ensued regarding this request.

A motion was made by Mike Ingham to table this request until finalized plans are received and someone from the project is available to be at the meeting for face to face discussion. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

The Board then discussed the upkeep on the Solar Farm located near Larimore Farms on Manitou Road. Dennis stated that the solar farm facility itself is being kept. It is the property on the Larimore farms that adjoins the farm that is not being landscaped. Dennis stated that he was planning on getting in touch the Larimore's to address this issue.

There being no further business to discuss, a motion was made by Mark Acker to adjourn the meeting at 7:40 pm, seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, Recording Secretary Town of Parma Planning Board