

TOWN OF PARMA PLANNING BOARD  
MARCH 21, 2016

Members present:

Chairman  
Executive Secretary

Tod Ferguson  
Dennis Scibetta  
Bob Pelkey  
Mark Acker  
Mike Reinschmidt  
Mike Ingham

Public Present: Scott Flow, Ruth Flow, Roger O'Dell, Darryl Carmichael, Ty Allen and Glenn Thornton.

Meeting started at 7:00 pm.

***A motion was made by Bob Pelkey and seconded by Mark Acker to approve the March 3, 2016 meeting minutes as presented. Motion carried unanimously 5-0.***

**PUBLIC HEARING**

1550 Clarkson Parma Town Line Road                      1- lot                      Site Plan  
Chairman Tod Ferguson read the public hearing notice.

Darryl Carmichael presented to the Board the plans for this application. Mr. Carmichael stated that this property is in an agricultural district.

Chairman Ferguson read the following comments from the referral agencies:

1. Town Engineer letter dated 1/8/016
2. Monroe County Health Department letter dated 12/23/2015
3. Monroe County Dept. Planning and Dev. letter dated 3/18/2016

Mike Reinschmidt questioned the planting shown on the plans along the north and south property lines. Mr. Carmichael stated that the trees were existing trees on the site that were being relocated to the property line.

A discussion was held on the erosion control, Mr. Reinschmidt stated that he would like to see thing better described in the legend. The Board reviewed the legend set out on page two.

1550 Clarkson Parma Town Line Road continued:

Mike Ingham asked if the elevations shown on the plans were existing or finished. Mr. Carmichael stated that they were proposed finished.

Chairman Ferguson requested that the engineer add the standard town notes to the plans.

Chairman Ferguson opened the public hearing.

**Ruth Flow-1536 Clarkson Parma Town Line Road**

Stated that she owns the property adjacent to this property and since they started working on this site her property has been flooding and she would like to know what the applicant is proposing to do to keep the water from 1550 from flooding her property. The applicant has been building up his property right along the property line. Showed the Board pictures of her property presently flooded and pictures of her property in the past. She stated that she use to have a little bit of water standing in her yard but now whole side yare is standing water since they started this project.

Mr. Carmichael stated that there is "sink hole" in Ms. Flow's yard and the property is so flat it is hard to get the water to move. Mr. Carmichael stated that the applicant has placed a berm along the north side of the property with a swale running around the south side of the berm.

The Board reviewed the ariel pictures of the property.

The applicant stated that he has offered to fill in the neighbor's property. Ms. Flow is not sure that she wants to have this done.

Chairman Ferguson reviewed the proposed drainage as set out on the plans.

Chairman Ferguson stated that a swale needs to be placed along the north property and on the north side of the berm.

Ms. Flow again stated that her property has always had a little water but she does not want any more and that she wants to make sure her property does not get flooded out.

Chairman Ferguson stated that the engineer needs to place a swale north of the berm to direct water either to the east or to the road. A discussion followed on the natural flow of water. Chairman Ferguson stated that this needs to be noted on the plans and details need to be shown also.

1550 Clarkson Parma Town Line Road continued:

The applicant stated that he will do whatever he needs to do to keep water out of the neighbor's yard.

A discussion was held on how the Town will monitor the drainage from this site and make sure that the drainage is constructed properly. Mr. Scibetta stated that is part of the building permit process.

Chairman Ferguson closed the public hearing.

Mr. Scibetta stated that the Conservation Board has recommended a negative declaration.

The Board then reviewed SEQR for this site:

Using information from Part 1, the Planning Board answered questions 1 through 11 on Part 2. The Board determined that this proposed site is listed as an unlisted action under the SEQR requirements.

Using the Part 2 tools, the Planning Board determined that there would be no impact to the environmental resources evaluated in Questions 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. These were all checked as "no or small impact may occur" on Part 2.

As a result of the project design the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an environmental impact statement.

***A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to grant a negative declaration for this application. Motion carried unanimously 5-0.***

***A motion was made by Bob Pelkey and seconded by Mark Acker to grant preliminary approval for this application with the addition of the requested notes and swale being added to the north of existing berm on the north property line. Motion carried unanimously 5-0.***

263 Burritt Road One Lot Site Plan

This application was tabled at the request of the applicant.

### **NEW BUSINESS**

817 Parma Center Road One Lot Site Plan

Glenn Thornton presented this site plan to the Board.

Mr. Thornton stated the following:

- the parcel is 9.34 acres.
- the parcel is zoned agricultural conv.
- there is currently an existing home, which will be demolished, and an existing out building.
- percs have not been done on the property to date.
- an application has been submitted to amend the flood plain; the flood plain was previously amended.
- the proposed house, as is, will extend into the western part of the existing flood plain.
- Water service already to the existing home.
- Existing driveway will remain.

Mr. Reinschmidt as the reason for moving the home back from the existing home's foot print. The applicant stated better views.

A discussion was held on the fact that there was a stream corridor EPOD, wood lot EPOD and flood zone on the property. All three will need to be show on the plans. A discussion was held in regards to if an EPOD permit would be needed or not.

Mr. Ingham asked who and how is the determination to move the flood boundary is made. A discussion followed.

Chairman Ferguson asked how long the driveway is. Mr. Thornton stated approximately 500 feet. The Board stated that a bump out will be needed and that they would like to see it at the curve on the driveway.

A discussion was held on the distance to a hydrant. Mr. Thornton stated there was a hydrant in the front yard.

817 Parma Center Road continued:

Mr. Acker asked if the existing home's basement will be filled in. Mr. Thornton stated it would be, they may cave it in but if they have to use this area for the new leach field they will take everything out.

A discussion was held in regards to the driveway and the rock wall along the right-of-way. Mr. Thornton stated that the rock wall is just outside of the right-of-way.

A discussion was held on granting conceptual approval without the FEMA map amendment. ***A motion was made by Mark Acker and seconded by Mike Ingham to table this application until FEMA has made a determination as to the flood plain amendment. Motion carried unanimously 5-0.***

**MISCELLANEOUS**

519 & 531 Peck Road

Property Split/Merge

The plans show 519 Peck Road being 13.530 acres but being proposed to be 4.542 acres after the split and merge.

The Board asked Mr. Scibetta to ask the applicant to either be present at the next meeting or to submit a better explanation as to what they are asking to split and merged with what. The Board also asked that Mr. Scibetta let the applicant that the plans need to show the existing septic systems for each home, the setbacks for each home and an explanation as to if the driveway and utility easement is existing and in either case they would like to see a legal description.

***A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to table this application. Motion carried unanimously 5-0.***

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A review of future application was held.

There being no further business, ***a motion was made by Mike Ingham and seconded by Mark Acker to end the meeting at 8:15 pm. Motion carried unanimously 5-0.***

Respectfully submitted,

*Maureen L. Werner*

Maureen L. Werner,  
Recording Secretary