

Town of Parma Planning Board  
September 18, 2017

Members present: Chairman: Tod Ferguson  
Exec. Secretary: Dennis Scibetta  
Bob Pelkey  
Mike Ingham  
Mike Reinschmidt  
Mark Acker

Public Present: Mary Lou and Jeremiah Clifford; Pam and Floyd Hopkins, Kevin Cleary,  
Rich Young, Susan Rehner, Michael Sciortino, Kris Schultz

There being no minutes to approve, the Board tabled this subject until the next meeting.

PUBLIC HEARING

Ferrante Subdivision - 8 Lots 204 & 206 Ogden Parma Towline Road

Chairman Tod Ferguson read the legal notice. Kris Schultz presented to the Board revised plans for the subdivision. Mr. Schultz stated the following in regards to the plan. The plans show a dedicated road opposite Gillette Road, 8 lots with turn around hammer head. Approximately half of the property will have a conservation easement. The plans show the property to be serviced by public water, private septic. A conversation was held on the design of the road and design of the drainage swale retention facilities. Mr. Schultz stated that Monroe County Health Department has done perk tests on the property.

Chairman Ferguson read the following comments:

Town Engineer letter dated 10/28/16 and Monroe County Department of Planning and Development dated 11/1/16.

Chairman Ferguson opened the public hearing.

Floyd and Pam Hopkins; 208 Ogden Parma Townline Road; asked if their property was shown on the plans, that they were the property to the west. Mr. Schultz pointed out where their property was located on the plans. Mr. Hopkins stated that there was difficulty in the past with perking the property and wanted to know if they are bringing in a lot of fill.

Mr. Schultz explained that each lot has a proposed septic inground and/or modified which would be a little bit of a raise, but there would not be big noticeable changes to the topo of the land and no potential problems with run off from the site.

Mr. Hopkins stated that he and his wife are concerned with the very wet property and that by raising this property, it will make more run off to their property.

Mr. Schultz stated that the plans were designed not to impact neighbors and explained how the drainage will move on the property once constructed per plan.

Pam Hopkins asked if some fill will be brought in and if it is brought in, will it not increase the elevation of this property.

Mr. Schultz explained that some fill will be brought in and explained how perked for elevations are higher than the existing ground. He reviewed the contour lines on the plans and reviewed the current drainage pattern along with the proposed drainage pattern. He also discussed the changes in drainage and that any runoff from this site will be caught in the swale.

Mrs. Hopkins asked what was the highest proposed elevation on this site?

Mr. Schultz stated 471 feet.

A discussion followed as to each lot's elevation.

Mrs. Hopkins stated that lot 5 is very low and wet all spring. She has trouble believing that no runoff from these lots will go to their property as their property is very wet currently.

Mr. Schultz reviewed with the Hopkins how the Health Department performs their tests (Perk/deep hole) and these results are all part of the design of the proposed septic system, that this past summer was very wet, and discussed with them how deep hole tests are done and what they are looking for.

Mr. Hopkins asked how far back the drainage swale is proposed?

Mr. Schultz stated past the last proposed home and cuts back to the detention pond. A discussion was held as to Monroe County standards for detention ponds.

Mr. Hopkins asked Mr. Schultz to show him how the proposed drainage is going to work. Mr. Schultz reviewed the proposed drainage plan and how it will work with the Board and audience. Mr. Schultz also stated that under Monroe County standards, the rate that the water leaves the pond has to be less than predevelopment rate.

Mrs. Hopkins asked how many feet back from the street is the pond? After a short discussion it was determined that the pond will be approximately 1500 feet from the road. Mr. Schultz stated that the wetlands have been delineated on the property.

Mrs. Hopkins stated that in their back yard they currently have 2 rows of pine trees and asked if the pine trees would stay up.

Mr. Schultz reassured the Hopkins that nothing on their property would be disturbed.

Jeremiah Clifford; 198 Ogden Parma Townline Road. Mr. Clifford stated that he lives on the east side of the road and asked where the proposed road will be going?

Mr. Schultz reviewed the lot layout and why the road is proposed the way it is presented.

Mary Lou Clifford stated that their home is 1200 feet back, and the proposed pond is 1500 feet back.

Mr. Schultz stated that the ponds are to the west of the property not the east.

Mr. Clifford asked if the property had been perked?

Mr. Schultz stated that they had.

Mr. Clifford stated that he knows that there was a struggle to get the lots to pass and wondered if they actually had passed?

Mr. Schultz stated that they had passed the perk test.

Mr. Clifford stated that it appears that 2 houses would back up to theirs and questioned what size the lots are?

Mr. Schultz stated yes, and Lot 8 is 1 acre and Lot 7 is 3.8 acres.

Mrs. Clifford is concerned about the pond being back 1500 feet from the road and their home being 1200 feet back, the property is always under water and never dries out.

After a small discussion it was determined that the proposed pond is actually 900 feet from the road. Another discussion followed in regards to the environmental conservation easement and the fact that the wetlands cannot be disturbed.

Mrs. Clifford questioned that if the water was going to the wetlands.

Mr. Shultz stated yes, all the water flows naturally to the lake and that the proposed drainage is being designed to follow the current natural flow of water.

Mrs. Clifford stated that they have lived in their house for 60 years and the property further east that their family owns, has always had trouble with swamps in back of their property. She wanted to know if this drainage has any connection with the drainage on the ponds on Winding Country Lane?

Mr. Schultz Winding Country Lane drainage is not intertwined with this project. Mr. Schultz also stated that when the property was farmed there were no wetlands. Since the farming has been reduced the wetlands have grown and that they are important to the environmental status of this property.

A lengthy discussion followed on the drainage of this property. Mr. Schultz stated that the proposed drainage will be catching the water from the site and then directing toward the wetlands.

Mrs. Clifford asked if any swales are proposed for the east line?

Mr. Schultz stated yes and pointed these out on the site plan. He said that there is a gradual dip in the land that will be catching the water.

Mr. Scibetta asked Mr. Schultz if there will be stone check dams in the proposed swales.

Mr. Schultz stated yes and pointed them out on the plans. Mr. Schultz then reviewed with the Board, the erosion and sedimentation regulations.

Mr. Clifford stated that his back yard is wet until April to June. He wants to know if this proposed subdivision will make this worse?

Mr. Schultz then discussed with the Board and public that is why the applicant is only proposing 8 lots.

Mrs. Hopkins asked out of the total 15.4 acres of this property how many acres are being developed?

Mr. Schultz stated 7.4 acres are proposed to be developed.

Mrs. Hopkins asked the acreage of lots 7 and 8?

Mr. Schultz stated that lot 8 is 1.067 acres and lot 7 is 3.843 acres.

Mr. Hopkins asked how close the back of the house will be to the property line on the proposed house next to his property?

Mr. Schultz stated 60 and 70 feet.

Mrs. Hopkins wanted to know if the road was being proposed so a school bus could get back to the back lots?

Mr. Schultz stated yes.

Mrs. Hopkins asked about the current small barn/garage on the property, will that remain?

Mr. Schultz stated that will be removed.

Mrs. Hopkins asked how far back the first house will be from Ogden Parma Townline Road?

Mr. Schultz stated approximately 80 to 100 feet.

Mrs. Hopkins asked when they anticipated breaking ground?

Mr. Schultz stated that maybe in the spring, but was currently in the review process.

Mrs. Hopkins asked if the proposed street itself is an extension of Gillette Road?

Mr. Schultz stated it lines up with Gillette Road, but then swings as shown on the plans.

A discussion was held in regards to traffic control on Ogden Parma Townline Road.

Chairman Tod Ferguson closed the public hearing.

A discussion followed as to proposed parkway road. Mr. Schultz stated that he needs to show the Town Highway Superintendent the plans for approval of the proposed easement.

A discussion followed on the responsibility of who will be taking care of the pond? Mr. Schultz reviewed with the Board and public the requirements of the storm water management agreement.

The Board then reviewed SEQR for this site: Using information from Part 1, the Planning Board answered questions 1 - 11 on Part 2. The Board determined that the proposed site shall be listed as a type 2 action under the SEQR requirements.

The Board then reviewed Part 2 of SEQR and determined that there would be no impact to the environmental resources evaluated in questions 1 - 11. These were all checked as "No or small impact may occur, in Part 2".

As a result the Planning Board has determined that significant adverse impacts are unlikely to occur and will require preparation of an Environmental Impact Statement.

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

A discussion was held in regards to the applicant proposing this subdivision under New York State Town Law, Section 278.

**A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to table the preliminary approval and send the plans to the Town Board for review of the Section 278 application. Motion carried unanimously (5-0)**

**CONTINUING BUSINESS**

Michael Sciortino 2 lot subdivision 523 Moul Road

Mr. Schultz presented to the Board plans for this subdivision. The plans show the following signatures:

Town Engineer: 9/14/2017  
Monroe County Health Department: 9/18/17

The Board reviewed the plans.

**A motion was made by Bob Pelkey and seconded by Mike Ingham to grant final approval for this application as presented. Motion carried unanimously (5-0)**

West Creek Subdivision Lot 201 West Creek Drive

Mr. Schultz presented to the Board final plans for this subdivision. The plans show the following signatures:

Town Engineer: 9/14/2017  
Monroe County Health Department: 9/18/17  
Monroe County Water Department: 9/14/17

A discussion was held on the existing pond on this subdivision and how it functions. After reviewing the plans, a motion was made by Mark Acker and seconded by Mike Ingham to grant final approval for this application. Motion carried unanimously (5-0).

James Smith Subdivision One Lot 475 Moul Road

Mr. Schultz presented to the final plans for this subdivision to the Board. The plans show the following signatures:

Town Engineer: 9/14/2017  
Monroe County Health Department: 9/18/17

After a quick review of the plans and a discussion on the future of potential water district in this area, a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to grand final approval to the plans. Motion carried unanimously (5-0).

**MISCELLANEOUS**

1617 Manitou Road & 4664 Ridge Road West

Fill permit extension. No one was present for this.

117 Moul Road

Mr. Young and Mr. Schultz. Rehner were again in the audience in regards to the proposed drainage at this site. Mr. Schultz explained the designs of the proposed plans.

Mr. Young and M s. Rehner stated that they were still concerned with the drainage. They wanted to know what they could do to make their yard less wet.

After a lengthy discussion the Board recommended that they hire an engineer to review their property and design a plan for better drainage of their property. They should then bring those plans to the Planning Board for approval.

Chairman Ferguson then explained to Mr. Young and M s. Rehner that a mowed lawn actually lessens the amount of runoff when properly designed and graded.

There being no further business a motion was made by Mark Acker, and seconded by Bob Pelkey to end the meeting at 8:25 p.m. Motion carried unanimously (5-0).

Respectfully submitted,

Maureen Werner  
Diane Brisson  
Recording Secretary  
Town of Parma  
Planning Board