

Dennis Scibetta stated that Mr. Basset asked the Zoning Board of Appeals for approval of the accessory buildings due to the possible plans of adding an in-law apartment/dwelling in the future. This is not something they are going to be building at the present time. Mr. Scibetta also noted that 2 garages are allowed per the Town Codes with Zoning Board of Appeals approval.

Mike Ingham questioned that the property is in an Agricultural Conservation District would there still be farming on the surrounding land?

Eric Bassett stated that he was planning on using the surrounding land for farming.

Mr. Martin told the Board that due to the perk test results with the house being set back the distance required based on those results it will preclude any more houses to be built.

Chairman Ferguson stated that he has concerns about issuing a Preliminary Approval from this Board if the plans need to be reviewed by the Zoning Board of Appeals in regards for variances.

Dennis Scibetta advised the Board that there is a set of secondary plans if there is no approval from the Zoning Board of Appeals.

Chairman Ferguson opened the Public Hearing at 7:15 p.m.

Joseph Sarrantonio, 462 Peck Road stated he has concerns about a barn being built on the property, if the trees will be left standing, and any lighting that will be placed along the driveway. He is concerned that the lighting will be too bright and affect his property.

Mr. Bassett stated that they plans are to put more directional lighting so as not to cause the lighting to affect the neighboring properties.

Mr. Sarrantonio questioned if there would be any landscaping being done that would affect his property which is directly to the east of the property.

Mr. Bassett and Mr. Martin discussed with the Mr. Sarrantonio that they would be happy to work with him to make sure all parties were happy with the landscaping of the front of the property.

There being no more questions from the public present, Chairman Ferguson closed the Public Hearing at 7:25 pm.

The Board then reviewed SEQR for this site: Using information from Part 1, the Planning Board answered questions 1 – 11 on Part 2. These were all check as “No or Small impact may occur” on Part 2.

As a result the Planning Board has determined that significant adverse impacts are unlikely to occur and will not require preparation of an Environmental Impact Statement.

Mike Ingham asked about the Zoning Notes on the plan that state “Non-Farm Dwelling”. He had not seen them previously on plans.

Mr. Martin stated that this is a Zoning Code.

Mike Ingham thanked Mr. Martin for explaining.

A motion as made by Mike Ingham and seconded by Mark Acker to grant a Negative Dec for this application. Motion carried unanimously 4-0 (Bob Pelkey absent)

A motion was then made by Mike Reinschmidt to grant preliminary approval for the site plan of a single family dwelling at 466 Peck Road. Mike Ingham seconded the motion. Motion carried unanimously 4-0 (Bob Pelkey absent).

CONTINUING BUSINESS

Ferrante Subdivision 8 Lots 204 & 206 Ogden Parma Townline Road

Kris Schultz presented to the Board the plans for this 8 lot subdivision for Final Approval.

The following signatures were on the plans:

Monroe County Water Authority	11-1-17
Monroe County Dept. Public Health	11-2-17
Town Engineer	10-31-17

Mr. Schultz told the Board that the milars have been given to the Highway Department Superintendent for his signature, but he did not have them with him this evening.

Dennis Scibetta told the Board that the Zoning Board of Appeals granted a variance for Conservation Easement which has been submitted to the Town Attorney for review.

April Jenks, 200 Ogden Parma Townline Road asked to see the plans to review how this subdivision may affect the trees and drainage on her property.

Mr. Schultz reviewed with Ms., Jenks that they will be leaving as many trees as possible. He also showed her that there is public water and a storm sewer on the plans. He explained that the Conservation Easement on the back part of the property will prevent further building on this land. Mr. Schultz also explained that the lighting on in the intersection for this property will be similar to that on Trimmer Road.

The Board having no further questions or concerns, **Mark Acker made a motion to grant final approval for the 8 lot subdivision at 204 & 206 Ogden Parma Townline Road. Mike Reinschmidt seconded the motion. The motion passed unanimously 4-0. (Bob Pelkey absent).**

NEW BUSINESS

Flow Subdivision Conceptual 1536 Clarkson Parma Townline Road

Kris Schultz presented to the Board conceptual plans for an existing parcel to be divided into 2 lots. There will be water service to the lot. The septic systems will meet Health Department requirements. At this time the Clarkson Highway Superintendent is stating that the water lines will be installed by March of 2018.

There was discussion on drainage flows and grading. Because of the size of the property a depth variance will need to be applied for.

The Board having no further questions or comments, **Mike Reinschmidt made a motion to approve conceptual plans, seconded by Mark Acker. Motion carried unanimously 4-0 (Bob Pelkey absent)**

Subdivision

Sandalwood Subdivision

Kris Schultz presented to the Board conceptual plans for a subdivision of this property. This has been previously before the Board but no actual plans have been provided for approval. There is a new builder interested in developing this property and would like permission to put up a sign to advertise the potential subdivision.

There was discussion over the presented plans in regards to drainage, concept, number of lots, and access road to property. The Board felt that as there are no actual plans that have been presented for conceptual approval, a sign should not be put up until after the Board has seen the actual plans.

There being no further business to discuss, **a motion was made to adjourn the meeting at 7:45 pm by Mike Ingham and seconded by Mark Acker. Motion carried unanimously 4-0 (Bob Pelkey absent)**

Respectfully submitted by,

Diane Brisson
Recording Secretary
Town of Parma Planning Board