

Town of Parma Planning Board  
March 18, 2019

Members Present:

Chairman: (acting)  
Executive secretary:

Mike Reinschmidt  
Dennis Scibetta  
Mike Ingham  
Mark Acker  
Bob Pelkey  
Daryl Maslanka (alt)

Members absent

Tod Ferguson

Meeting called to order: 7 pm by Acting Chairman, Mike Reinschmidt

Public Present: Justin Kellogg, Kevin Brongo, Renee LaLonde, Kris Schultz, Doug Miller, Mark Thomas, Mr. DeConnick, Jim Rouse, Chris and Tara,

## PUBLIC HEARING

**Pine Hill Estates**

**22 lots**

**184 Pine Hill Road**

Justin Kellogg, Meagher Engineering presented the Board with updated plans which address comments that have been received prior to today's meeting from Monroe County Department of Transportation, Monroe County Water Authority, MRB Group, and conceptual comments from RG&E. Plans have been submitted to Monroe County Department of Health, but no comments have been received yet. There is no grading on phase 2 of the plans yet.

Justin read all the comments from the MRB group and pointed out the corrections on the plans for the Board. See attached letter with comments from MRB. The gas main is not noted on these plans as Justin was not able to get that information prior to the meeting. He will add the information as soon as he receives it. The perk tests have not been done on phase 2 lots at this time, this will be done when they are ready to proceed with this phase. The Board asked that the overall dimensions of the easement for lots 21 and 22 for the storm water management system along the swale to get back to the road and around the infiltration bay area be shown on the plans. Comment 11- Justin spoke with JP, Town Engineer, for clarification. He asked to have a reference to Section 6.3 of the New York State Storm Water Manual be added in the SWIPP section of the plans. This will be added to the plans. Comment 12- Limits of existing vegetation and limits of clearing should be shown. This will also be added to the plans prior to submission for final approval. Comment 13- Landscaping shows evergreen placement along the right of way. This should be presented to the Planning Board and the Highway Superintendent to make sure that this is appropriate for this area. These will be spruces mixed with white pines. There will be one tree per lot. Comment 15 Addresses grading along the intersection of Pine Hill Road. Justin stated that they were able to meet the required distance for a flat road, then begins to curve down, creating a safer intersection.

Mike Reinschmidt asked if they will be bringing in soil to create the grading?

Justin stated that they are keeping the grading at a 1 on 3 (8 inch) slope maximum for erosion and stabilization, keeping it all in the right of way.

Mike Reinschmidt stated that they want to make sure that the run off from this area will not cause issues to surrounding homes and Pine Hill Road.

Justin stated that the drainage will be caught in the ditch that will be placed where the road initially curves.

There was further discussion among the Board members and Justin, regarding the drainage and sloping requirements and measurements. Justin stated that this does meet ASHTO guidelines for a 30 MPH zone.

Comment 16, requests that geotextile placement in the road along with the requirement for compaction testing to be done. He will add this to the final plans.

Comment 17. The gas mains will be added once RG&E looks at the plans and designs them to fit.

Comment 21. Lots 21, 22, 23 will be fill in areas, this may necessitate special foundation designs and/or compact testing. Justin stated that they will discuss with the building department and make appropriate notations on the plans.

Comment 22. Letter of credit needs to be provided for review. Justin stated this will be presented to the Building Department.

Dennis Scibetta stated that this is included with submissions to MRB. This should be submitted to them, they will review and approve.

Acting Chairman Mike Reinschmidt read the Legal Notice for the Public Hearing. The Hearing was opened at 7:38 pm.

Mr. DeConnick that he lives a bit west of the proposed project. He is against the project. He asked if there was a traffic study done on the project?

Mike Reinschmidt stated that this is part of SEQR, which is not available at this time. Therefore, this will be reviewed at a later date.

Mr. DeConnick is concerned about the amount of traffic that is on Pine Hill Road presently, worse in the morning and 3 to 6 pm, is sometimes horrible. He states that each of the houses added will have 2 cars, which will be coming out on Pine Hill and causing a back up on Trimmer Road or Hinklyville Road which is a mess now with the traffic. He also has a problem with the wildlife that will be disturbed. They will end up on my farm where I grow vegetables. The deer are horrible now.

Justin stated that he discussed the SEQR requiring full or short form with JP, who advised that if they are not within 500 feet of an agricultural district that they could use the short form which does not require a traffic study.

Mr. DeConnick states that the ag. District ends at his farm. I am not sure how many feet it is from this site. He wonders if the home owners will be warned about the farming in the area, dust, and noise because they were not in Walnut Hill and it is just a nightmare.

Mike Ingham stated that the Town has a Right to Farm clause in its charter. This was seconded by Town Board Representative,

Mark Thomas, 195 Pine Hill Road, also is concerned about the amount of traffic. He states the problem is with the people coming out of Walnut Hill, where there are 3 to 4 cars per household. There are 50 perk sites on my side of the road almost directly across from the site and another 25 across the street. Another thing I don't know how many times I see the Town go into these housing tracts in the winter and haul snow away with dump trucks. We are paying for that and we have to pay for their street cleaners. This is coming out of our taxes and does not benefit the Town.

Mr. DeConnick stated regarding the street lights, I have never met these people, but I know where they live, but what's going to happen when their place is kind of private and now, they are going to have these street lights and cars coming in and out next to their house.

Mr. Thomas commented that this will trash your property value.

Dennis asked that we have one person at a time, signaled by the Chairman.

Acting Chairman Mike Reinschmidt asked Mr. DeConnick the existing house or the new houses?

He stated that not the existing house on the parcel, the neighbor's house. I am pretty sure the way it looks the road is coming up right next to their property?

The Board stated that this is to the west of their property.

Mr. DeConnick asked if the easement was wide enough there for the street?

Acting Chairman Mike Reinschmidt stated that it was. The 60-foot entrance is wide enough per the Town. The Farm Note can certainly be put on the plans, so people are aware of that.

Mr. Thomas stated that in 2003, a person bought the property on the South Side of the Road and wanted to put in a 24-house tract. The Town told him at the time told him No that he did not have enough right of way for that many houses. He was told to limit to 4 to 6 houses. There is 28 acres over there. If the Town limited them to 4 to 6 on 28 acres, who can you allow them to jam 24 on 16 acres?

Acting Chairman Mike Reinschmidt stated that he was not on the Board at that time, and Dennis Scibetta was not working for the Town at that time either. He stated that they could certainly look into this issue.

Dennis Scibetta stated that there is currently nothing going on, on the other side of the road. There is no testing, there have been no applications for the other side of the Road.

Mr. Thomas: What I am saying is that the drainage is there, you have the perk tests and all that, if you are going to go by these dimensions, what is going to stop them from doing the same thing on the other side of the road.

Dennis Scibetta: Stated that the engineering has been done to the specifications of the New York State DEC and it meets their regulations at this time.

Acting Chairman Mike Reinschmidt added that the PERK tests were done under the guidance of the Monroe County Health Department.

Mr. Thomas: That's another thing, I still have a drinking well. What's that going to do that will all the houses being put in there. I already have this guy across the road putting fertilizer on it. You know people live in Parma because they want a little elbow space, they do not want to live in Greece. That is exactly what you are doing by putting in all these housing tracts.

Chris and Tara at 190 Pine Hill. We are the house directly next to where the road will be going in. What is the approved distance for a road, like the edges of the road to another property?

Tara asked we want to know how far that road is from our property line?

Chris We are concerned with our house becoming a corner lot, built in the 1860's and the drainage? Our concern is being that close to the road, with cars coming in, they primarily come from the east side from Rochester. They pretty much come up the road, and we have a problem with people speeding now. I don't want to wake up and have a car sliding into my home, or a car in my living room. Its bad enough right now, but with them speeding down the road, then there being a corner now, we are the next target past that road.

Acting Chairman Mike Reinschmidt stated regarding the drainage, the grading has been done to prevent any issues with their property.

Chris: We moved out here to not have street lights, now we are going to have street lights all the way down our property line. There will be light pollution on our property, illuminating half of it.

Mr. Rouse asked if there was a street light on the corner of Walnut Hill and Pine Hill road? If not, why are we putting one in here?

Dennis Scibetta stated he did not think there was a street light at Walnut Hill. At this time, it has been called out as a safety concern by New York State and they require that this be placed at this intersection to clearly mark the entrance to the side street. We are now going back to even smaller subdivisions like the one on Webster Road and putting in street lights at the entrance for safety reasons.

Mr. Rouse asked for clarification if it was mandatory to place a street light at the site?

Dennis Scibetta: Yes, it is a safety recommendation mandated by whose ever road it is, in this case it is a County Road, and Monroe County is mandating it.

Mr. Rouse asked if they were talking about a different type of lighting earlier?

Justin stated that he mentioned using a light on the existing utility pole but decided against it. They are going to use a colonial style lamp which is more decorative.

Dennis Scibetta stated this is being done vs the over reaching arm over the road.

Justin stated that this type of lamp will not cause any glare off the road, such as when it is raining.

There was discussion about placement of the lamps on the roads and the landscaping to help screen the light.

There being no further public comments, the public hearing was closed at 7:51 pm

Acting Chairman Mike Reinschmidt reviewed the short form SEQR which was able to be found. Part 1 was read. Regarding the question regarding traffic volume, Justin stated that one of the first engineer reports he had turned in addressed the current amount of traffic on Pine Hill Road. That type of road with minimal intersections, the road being straight, with the low volume, the proposed increase from this project should cause no impact on the level of service for that roadway.

Mr. Thomas stated that it is not a level straight road. There is a hill at either end, it curves, and the traffic volume, we have Huff Quarry that is right now dormant, but during the summer we will have trucks going up and down the road. The Town let a guy put in a roll out company on the corner of Hinklyville and Pine Hill.

Acting Chairman Mike Reinschmidt asked Justin about the geography of the roadway regarding the above comments.



There being no further business to discuss, **Bob Pelkey made a motion to adjourn the meeting at 8:30 pm. Motion seconded by Mark Acker. Motion carried unanimously (4-0 Tod Ferguson absent).**

Respectfully submitted,

Diane Brisson  
Town of Parma Planning Board  
Recording Secretary