

Town of Parma Planning Board
May 20, 2019

Members present: Chairman: Tod Ferguson
Executive Secretary: Dennis Scibetta
Mike Ingham
Bob Pelkey
Mark Acker
Daryl Maslanka (alt)

Members absent: Mike Reinschmidt

Public present: Joe Ardietz, David Norbutt, Peter Rillard, Ella Muir, Arion Aghaie, Town of Parma Supervisor, Jack Barton, Richard Maier, Justin Kellogg

Meeting called to order: 7 p.m. by Chairman Ferguson

CONTINUING BUSINESS

Pine Hill Estates 22 Lots 184 Pine Hill Road

Justin Kellogg from Meagher Engineering presented to the Board updated plans that they would like to have preliminary approval on. He told the Board that there has been significant detail added to the plans including grading and drainage details.

Chairman Ferguson read the letter from MRB, the Town engineers. See attached. There were several issues that presented concerns:

Discussion on parkway road, including number of allowed homes on such a roadway, sidewalks, drainage.

Mr. Kellogg stated that he had spoken with Transportation Director of Parma, Brian Speers and he gave a verbal acceptance of the plans as presented.

Dennis Scibetta agreed with this statement.

Chairman Ferguson asked to have this either in writing or have Mr. Speer come to the next meeting so that this can be added directly into the minutes.

Mr. Kellogg will contact Mr. Speer to arrange this.

Chairman Ferguson also asked if the chief of the Spencerport Fire Department had given any direction as to the roadway and the ability to have fire equipment get to the homes.

Dennis Scibetta did have a letter stating that the chief had not comments or concerns in regards to this.

The rest of the Town Engineer's comments were read and addressed. There was much discussion on lighting, landscaping, sidewalks, and loss of tree density and rural feeling of this area.

Chairman Ferguson asked Mr. Kellogg to label the lots that would have a fill area on them, so that purchasers of these lots are aware, confirm road details with the Town Engineer and have something either in writing or Mr. Speer attend the next meeting to address concerns, add the amounts of existing vegetation that would be cleared to the plans, make sure all utility mains are added to the plans, add planned landscaping materials to the plans, make sure that the proposed lighting for the subdivision is correct on the plans.

Due to these concerns, Mark Acker made a motion to table the Pine Hill Estates 22 lot subdivision at 184 Pine Hill Road without prejudice. Motion carried unanimously 5-0, (Mike Reinschmidt absent).

Multi Residential Structures2 buildings1682 Hilton Parma Corners Road

Joe Ardietz from Vanguard Engineering presented the Board with updated plans requesting preliminary approval for these 2 multi-residential structures at the site of the solar farm on this property. The solar farm is up and running at this time. See previous notes for comments.

Mr. Ardietz stated that they had received comments from:

Monroe County Planning and Development

Monroe County Water Authority

Town of Parma Engineer

New York State Department of Transportation, received today

The Department of Health is still outstanding. Mr. Ardietz did state that they were in the field when the PERK testing was done and at that time they did not offer any apparent concerns or comments. They have seen the design. Mr. Ardietz did state that the Dept. of Health prefers to be the last agency to sign the plans for approval.

Chairman Ferguson advised that in the Town of Parma, the Planning Board is the last to sign any plans and Dept. of Health and Chris Kazman at the Dept. of Health is aware of this.

Mr. Ardietz stated that they have received the letter from the Town Engineer and have addressed the comments. Their major concern is a request for the roadway into the complex to be able to accommodate buses, which would require a stronger road surface. They have addressed this as well. They have also been asked to check the condition of a drainage pipe and replace if not up to standards. They will certainly plan to do so.

Chairman Ferguson read the letter from 4/22/19 from the Town Engineer that requested confirmation of understanding if they are going to apply for the Section 278 that they cannot exceed the number of units that could have been built.

Mr. Ardietz stated that he had spoken with the Town Engineer and he acknowledged the conversation, but he does not have anything in writing. He is aware that the buildings have to meet town standards.

Dennis Scibetta stated that he had spoken with the Town Engineer as well and he is happy with the plans as submitted at this time.

Chairman Ferguson read all further comments.

Chairman Ferguson asked if the utility plans show electric and telecommunication facilities.

Mr. Ardietz stated that they do show a conduit for these which provides for this.

Chairman Ferguson asked about lighting on the facility.

Mr. Ardietz stated that this information is on the plans, that there is lighting at the entrance.

Chairman Ferguson asked about signage including educational signs.

Mr. Norbutt stated that he is working on trying to get someone at the Spencerport Schools to develop appropriate wording for the signs and educational information for the facility.

Chairman Ferguson advised that if the sign for the actual buildings was too many words or over the allowed size limit for the Town Code, they would have to go to the Zoning Board.

Chairman Ferguson asked about photo metrics and details of the proposed lighting fixtures?

Mr. Ardietz stated that they are not on the plans, but will be added. They do not plan on using industrial type lighting, their lighting will be to show the building entrances and driveways but not spill out onto the main roadway.

Chairman Ferguson asked about sidewalks and access to the proposed trails on the property.

Mr. Norbutt stated that there are multiple accesses to the trails, but they do not plan on adding sidewalks to help keep the area more rural in essence.

Mark Acker asked about mailboxes?

Mr. Norbutt stated that they have spoken with the Spencerport Post Master and they have chosen to use a "gang box" for each building.

Chairman Ferguson asked about the roadway if it is built to accept school buses, garbage trucks, fire trucks, etc.

Mr. Ardietz assured him that this was how the roadway was planned.

Chairman Ferguson asked about SWIPP?

Mr. Ardietz stated that it was done, submitted, comments received, plans updated and they have done the MS4 letter.

Chairman Ferguson asked about the soil types. Discussion ensued with an ending statement by Mr. Ardietz that he had discussed with the JP, the Town Engineer and everything has been settled.

Chairman Ferguson read the comments from Monroe County Planning and Development. All issues have been addressed and noted on the plans.

Chairman Ferguson advised to contact 911 authorities in regards to name of road and housing numbers.

Mr. Norbutt stated that once the road has been named he will do so.

There being no further concerns or a comment, the SEQR was then reviewed. Chairman Ferguson read the questions, 1-11 which were all answered no or minimal.

Bob Pelkey made a motion to declare a Negative Declaration for the proposed multi-residential building project at 1682 Hilton Parma Corners Road. Seconded by Mike Ingham Motion passed unanimously 5-0 (Mike Reinschmidt absent).

Chairman Ferguson asked the Board if there were any further questions or concerns.

Mark Acker stated the only concern he had was in regards to the soil.

Mr. Ardietz stated that he would speak with the Town Engineer again and add comments to the plans.

There being no further comments or concerns, Mark Acker made a motion to grant preliminary approval to the multi-residential building project at 1682 Hilton Parma Corners Road. Motion passed unanimously 5-0, (Mike Reinschmidt absent).

NEW BUSINESS

Riccardi Deli

New Business

5107 West Ridge Road

Mr. Riccardi presented to the Board initial plans from Thornton Engineers for the proposed building where the Deli will be located. Mr. Riccardi is concerned about the drainage issues that may occur due to the problems he feels he is having at this time caused by the Dollar General store located immediately to the east of his property.

Discussion ensued regarding this with Chairman Ferguson advising that the drainage issue was addressed at the time of the approval of the Dollar General building and that it is up to code.

Dennis Scibetta advised that due to the drainage on the property it is likely that the building will need to have variances from the Zoning Board in regard to set backs.

Mark Acker asked if there would be signage along the road.

Mr. Riccardi was not sure at this time; it would depend on the ability to put the signs on the actual building pending the variances from the Zoning Board.

Mark advised Mr. Riccardi to make sure that all proposed signage be placed on the plans prior to bringing them to this Board.

Bob Pelkey made a motion to refer Mr. Riccardi to the Zoning Board for variances on setbacks for a proposed commercial building. Mark Acker seconded the motion. Motion carried unanimously 5-0 (Mike Reinschmidt absent).

There being no further business to discuss, Mike Ingham made a motion to adjourn the meeting at 8:30 pm. Mark Acker seconded the motion. Motion carried unanimously 5-0 (Mike Reinschmidt absent).

Respectfully submitted,

Diane Brisson

Town of Parma Planning Board

Recording Secretary