

Town of Parma Planning Board
September 5, 2019

Members Present:

Chairman:
Executive secretary:

Tod Ferguson
Dennis Scibetta
Mike Ingham
Bob Pelkey
Mark Acker
Daryl Maslanka (ALT)

Members absent:

Mike Reinschmidt

Meeting called to order: 7 pm by Chairman Tod Ferguson

Public Present: Peter Riccardi, Neil Lawther, Kris Schultz, George Smith, Noel Swanson, Glenn Thornton

The minutes from August 19, 2019 were reviewed. There being no changes or comments, **Bob Pelkey made a motion to accept the minutes of the August 19, 2019 meeting as presented, motion seconded by Mike Ingham. Motion carried (4-0, Mark Acker absent from meeting).**

PUBLIC HEARING

Commercial Site Plan

5107 West Ridge Road

Glenn Thornton from Thornton Engineering presented to the Board preliminary commercial site plans for this proposed deli. The deli will occupy only half of the building, the other half will be available for another business not determined at this time. The building will be 1800 square feet. The final style of the building has not been decided at this time. Mr. Thornton told the Board that the plans have been submitted to:

Department of Health

Monroe County Water Authority

Monroe County Department of Transportation

Plans accepted with no changes

Plans accepted with no changes

Have not heard back yet

Daryl Maslanka asked which wastewater system they will be using as both the standard and infiltration systems are shown on the plans.

Glenn told the Board that the Department of Health asked to have both shown on the plans, but plan is to use the infiltration system.

Chairman Ferguson read the Legal Notice.

Public Hearing was opened at 7:10 pm, by Chairman Ferguson.

There being no public comments or concerns, the meeting was closed at 7:11 pm.

Mark Acker asked if there will be outside and/or indoor seating? Also asked about road signage and lighting.

Glenn advised the Board that there will be no outdoor seating, possibly a couple of indoor tables, but the plan is for mostly over the counter business. He also told the Board that there was no design yet for signs and lighting.

The Board requested that when the these are finalized; they are put on the plans.

SEQR -Unlisted Action Part 1 was reviewed. Part 2 questions 1-11 were all answered none or small impact. There being no further comments or concerns, **Mike Ingham made a motion to grant a Negative Declaration to the Unlisted Action for Commercial Site Plan proposed at 5107 West Ridge Road, seconded by Daryl Maslanka. Motion passed unanimously 5-0 (Mike Reinschmidt absent).**

The Board noted that there was no Agricultural District Note on the plan and asked that this be added.

Dennis Scibetta stated that he will send the correct wording to Glenn Thronton tomorrow for this to be added.

There being no further comments or concerns by the Board, **Mark Acker made a motion to grant preliminary approval to the Commercial Site Plan at 5107 West Ridge Road, seconded by Bob Pelkey. Motion passed unanimously 5-0 (Mike Reinschmidt absent).**

PUBLIC HEARING

Solar Facility

392 Curtis Road

Noel Swanson of Cypress Creek Renewables presented to the Board updated plans for preliminary approval. He told the Board all the Monroe County comments had been addressed and noted on the plans. This includes notes on the type of pollinator species to be placed along the east, south and half of the north boundaries of the project. The potential noise output has been added to the plans as well. The motors will generate approximately 53 decibels of noise which will decrease to 40 from 100 feet away and this does not consider any vegetation. It was also noted that the vegetation near the road is regulated by the Army Corps of Engineers due to designation as a wetland.

Darryl Maslanka asked if the tracking motors reset at the end of each day.

Noel stated that they do.

Mark Acker asked if there is a rendering of what the site will look like with landscaping on it.

Noel stated that there is with the berm added in the front of the site.

Chairman Ferguson read the Legal Notice and opened the Public Hearing at 7:33 pm.

There being no comments, questions or concerns from the public, the hearing was closed at 7:34 pm.

The requested rendering plans were not able to be located. Therefore, **a motion was made by Bob Pelkey to table the preliminary approval for the solar facility at 392 Curtis Road without prejudice until all plans were available for review. Seconded by Mark Acker. Motion passed unanimously 5-0 (Mike Reinschmidt absent).**

CONTINUING BUSINESS

Subdivision

3 lots

1682 Hilton Parma Corners Road

The Declaration of Restrictive Covenant given to Dennis Scibetta to submit to the Town Attorney.

The surveyor signed plans were submitted to the Board for final approval. These plans show the access easement and electrical easement.

Kris presented the Board conceptual plans to build townhomes on section 10 of this subdivision instead of single dwelling homes. These would be side by side buildings with a common driveway. The previous plans are for 17 lots. These plans show 17 buildings equaling 34 homes. All the homes would have their own sanitation, water, and utility facilities.

Discussion ensued with concerns revolving around the change in density of the proposed section, legal ramifications in regards to the current section 278 that the whole subdivision currently holds, how the buildings will look to the neighbors behind them who bought their homes expecting single dwelling homes to be built in this section, ADA compliance, property lines, accessory buildings, storm water drainage, change in income tax receivables.

The Board would like the plans to be drawn up, presented to the Town Board and possibly the Zoning Board for their input, prior to making any decisions at the Planning Board.

Kris will keep the Board updated if the builder intends to pursue this plan for Section 10.

There being no further business to discussion, concerns, or comments, **Mike Ingham made a motion to adjourn the meeting at 8:50 pm, seconded by Mark Acker. Motion passed unanimously 5-0 (Mike Reinschmidt absent).**

Respectfully submitted,

Diane Brisson, Recording Secretary
Town of Parma Planning Board