

Town of Parma Planning Board
November 18, 2019

Members Present:

Chairman:
Executive secretary:

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

Members absent:

Mike Ingham

Meeting called to order: 7 pm by Chairman Tod Ferguson

Public Present: Matt Tuttle, David Norbut, Joe Palumbo, Noah Kinwtaitis, Richard Zajack, Joel Perran, Adam Aillet, Jessica Mulholland, Jack Barton, Town of Parma Supervisor

The meeting minutes from the November 7, 2019 meeting were reviewed. Dennis Scibetta requested that Mark Lohrman's name be added to the list of public present and his name added as the owner of MLK properties. A motion was made by **Mark Acker made a motion to accept the meeting minutes with the addition of Mark Lohrman listed as public present, and his name added to the minutes as the owner of MLK properties, on the November 7, 2019. Seconded by Bob Pelkey. Motion carried unanimously 5-0 (Mike Ingham absent).**

PUBLIC HEARING

Commercial site plan

Preliminary Approval

4692 Ridge Road West

Joe Palumbo shared with the Board the current proposed plans for the expansion to the front of the building at Transit Town Mazda. The expansion is 1900 square feet and will be dedicated to the show room area of the building. There has been some rearrangement of the parking spaces with the handicap parking spots to be in the front of the building near the entrance. The expansion will be 6 foot higher than the current building is now. He did advise that they were going to add electronic charging stations on the West Side of the building for customer use.

The Town Engineer had no comments for this project.

The public notice was read by Chairman Tod Ferguson.

The public hearing was opened at 7:06 pm.

There was no one in attendance to speak for or against the projection and the public hearing was then closed at 7:07 pm.

Part one of the SEQR was read by Chairman Ferguson. Questions 1-11 were answered none or small impact on Part two of the SEQR for this unlisted action.

There being no further questions or concerns by the Board, **Bob Pelkey, made a motion to grant a Negative Declaration on the SEQR for the Commercial Site expansion at 4692 West Ridge Road, seconded by Mike Reinschmidt. Motion carried unanimously, 5-0, (Mike Ingham absent).**

A motion was then made by Mike Reinschmidt to grant Preliminary Approval for the Commercial Site expansion at 4692 West Ridge Road, seconded by Bob Pelkey. Motion carried unanimously, 5-0, (Mike Ingham absent).

CONTINUING BUSINESS

Commercial Tower Final Approval 222 Burritt Road

This is the Verizon Cell tower located at 222 Burritt Road. Mark Acker recused himself due to being an employee of Verizon.

Richard Zajack presented to the Board the plans for final approval of the cell tower expansion to be done at 222 Burritt Road. The concerns brought by the Board at the 10/21/19 meeting were addressed and are included in the plans. The concerns addressed are:

Noise level of the generator proposed to be placed on the site. Richard advised the Board that the noise level would be approximately 57 decibels at 100 feet, which would be about the decibel of a window air conditioner at the same distance.

Copies of the letters from the Army Corps of Engineers and the New York State Environmental Conservation Department were provided.

Signatures on the plans: Town Engineer 11/15/19

The Board asked if there would be any plantings done outside of the proposed fence around the site?

Richard replied that none are anticipated at this time, as the tower sits far enough back from the road that no one can see it.

The Board also asked if there was a specific day and time of the week that the generator would be run for maintenance?

Richard replied there is no day or time set in stone.

There being no further questions, **Mike Reinschmidt made a motion to grant Final Approval for the proposed cell tower expansion at 222 Burritt Road, seconded by Bob Pelkey. Motion carried unanimously, 4-0, (Mike Ingham absent, Mark Acker recused).**

Richard only supplied to the Board with 1 set of plans, he was asked to make sure that the Town was provided with 2 more sets of plans. He stated he would do so.

PUBLIC HEARING

One Lot subdivision Building Lot 133 Bailey Road

Matt Tuttle from Schultz and Associates presented to the Board the updated plans for this proposed one lot subdivision, building lot for a single dwelling home.

The plans have been sent out for comments, which have all been addressed in the current plans. This includes comments from the Town Engineer to add to the plans that the driveway entrance will be paved and up to code for large vehicles to be used in building the home. A note was added regarding stabilizing the construction entrance as well regarding fill to be used and amount to be used. As noted previously they were granted a variance in the front set back and lot width by the Zoning Board.

The Department of Conservation asked to have the Agricultural notes added to the plans as the project resides in an agricultural district. This has been done.

A letter from the Monroe County Department of Health was read stating that the proposed private wastewater system will not alter the natural drainage pattern of the property.

Chairman Ferguson read the Legal Notice and the Public Hearing was opened at 7:26 pm.

There being no public present to comment on the proposed project, the Public Hearing was closed at 7:27 pm.

The Board did ask that the location of the fire hydrant be added to the plans. Currently the distance of the fire hydrant to the home only is noted.

Chairman Ferguson read Part One of the SEQR short form for an unlisted action as it involves less than 10 acres of land. Questions 1-11 on Part two were all answered none or small impact.

There being no further questions or concerns from the Board, **Mark Acker made a motion to grant a Negative Declaration to the proposed unlisted action for a one lot subdivision building lot at 133 Bailey Road, seconded by Mike Reinschmidt. Motion carried unanimously, 5-0, (Mike Ingham absent).**

A motion was then made by Bob Pelkey to grant Preliminary Approval for the proposed one lot subdivision, building site at 133 Bailey Road. seconded by Mike Reinschmidt. Motion carried unanimously, 5-0, (Mike Ingham absent).

2 Lot Subdivision

849 Parma Center Road

This subdivision will be on the south side of the current property. Lot 2 will be an irregular shaped lot at 22.57 acers in area. Lot 1 will be a building lot for a single-family dwelling being 300 feet wide in the front by 444 feet deep.

The Town Engineer comments from 10/15/19 state that the grading plans indicate approximately 6 feet of fill will be needed at the house. Special attention should be made on the construction of the foundation in the fill area and protection of the roadway while hauling fill to the site.

Monroe County Department of Planning and Development, Water Authority, and Department of Health have no plans.

The Department of Transportation comments include a request for site distances on the plans as well as the speed limit on the road, and signs indicating the driveway.

The Legal Notice was read by Chairman Ferguson and the Public Hearing was opened at 7:40 pm. There being no public present to comment on the project, the Public Hearing was closed at 7:41 pm.

Chairman Ferguson read Part one of the SEQR for this unlisted action, for a subdivision, building lot at 849 Parma Center Road. Questions 1-11 were answered none or small impact. It is noted that there are wetlands labeled on the south east corner of the property but there will be no disturbance to it.

There being no further questions or concerns from the Board, **Mark Acker made a motion to grant a Negative Declaration to the proposed unlisted action for a subdivision, building lot, at 849 Parma Center Road, seconded by Bob Pelkey. Motion carried unanimously, 5-0, (Mike Ingham absent).**

A motion was then made by Bob Pelkey to grant Preliminary Approval for the proposed subdivision, building site at 849 Parma Center Road, seconded by Mike Reinschmidt. Motion carried unanimously, 5-0, (Mike Ingham absent).

NEW BUSINESSOne Lot Subdivision1025 Peck Road

Rich Maier presented the Board with preliminary plans for this subdivision. It is on the south side of the road and is on public water. The Board reviewed what was presented and requested more detailed plans to review prior to them being sent out to agencies for approval.

This will be done and once drawn Rich will bring back before the Board.

MISCELLANEOUSProperty split753 Manitou Road

Rich Maier presented to the Board plans to split the solar facility located at this site from the current house and barn also on this site. The current owner is selling the property with the house and barn, but the property that the solar facility sits on is not included in this sale.

There was discussion on the buffer zone and conservation district that is on the solar facility plans. As there is need for further discussion on a need for deed restrictions and other information that would need to be included in this property split, **a motion was made by Mike Reinschmidt to table this project without prejudice until further information is detailed on the plans. Mark Acker seconded the motion, motion carried unanimously 5-0, Mike Ingham absent.**

Property split/merge486 and 478 Parma Center Road

Rich Maier presented to the Board the plans to split a 200-foot x 200-foot section from the lot at 486 Parma Center Road and merge it to 478 Parma Center Road. This will make the property line for 478 go straight back to the next property line.

There being no questions or concerns, **Mark Acker made a motion to split 0.918 acres from the lot at 486 Parma Center Road. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0 Mike Ingham absent.**

Mike Reinschmidt then made a motion to add 0.918 acres to the lot at 478 Parma Center Road to make a lot size of 1.396 acres. Seconded by Bob Pelkey. Motion carried unanimously 5-0, Mike Ingham absent.

Rich stated that the deed with the changes will need to be recorded and then he will bring the mylars back for signatures.

Fill permit1682 Hilton Parma Corners Road

David Norbut presented to the Board plans to receive fill from 2 current projects on Ridge Road West, one with the Department of Transportation and one with the Monroe County Water Authority. They are anticipating a need for 6000 to 7000 cubic yards of fill in order to avoid the need to dig basements on the proposed housing project at this site.

David stated that they will have a silt fence around the fill that is brought in as well as seeding it to settle it. He is aware that they will need to lay stone on the proposed construction entrance which will eventually be the driveway entrance to the finished project. He states that the New York State Department of Transportation did advise him that the culvert under the road needs to be checked to make sure that it does not need to be replaced with the proposed up to 15 trucks of fill a day coming onto the project.

The Board asked if they needed a permit from the Department of Transportation?

David is not sure but stated that he will check into this.

There being no further questions or concerns, **Bob Pelkey, made a motion to grant a 90-day fill permit to the project at 1682 Hilton Parma Corners Road, seconded by Mark Acker. Motion carried unanimously 5-0, Mike Ingham absent.**

Jared Perran then asked the Board if a motion could be made to change the type of action for the SEQR that previously was given a Negative Declaration? He stated as it will be more than 10 acres of disturbance it needs to be a Type 1 action, not an unlisted as previously was stated.

A motion was made by Bob Pelkey to change the type of action from an unlisted action to a Type 1 action on the long form SEQR for the project by NSF Parma and the Ranches on the Farm, Site 2 at 1682 Hilton Parma Corners Road. Seconded by Mike Reinschmidt, motion carried unanimously 5-0, Mike Ingham absent.

A motion was then made by Bob Pelkey to declare a Negative Declaration for a Type 1 action on the long form SEQR for the project by NSF Parma and the Ranches on the Farm, Site 2 at 1682 Hilton Parma Corners Road. This was seconded by Mark Acker, motion carried unanimously 5-0. Mike Ingham absent.

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

Respectfully submitted,

Diane Brisson, Recording Secretary
Town of Parma Planning Board