

Town of Parma Planning Board
February 6, 2020

Members Present:	Chairman: Executive secretary:	Tod Ferguson Dennis Scibetta Mike Ingham Mike Reinschmidt Daryl Maslanka (ALT) Bob Pelkey
Members Absent:		Mark Acker

Meeting called to order: 7 pm by Chairman Tod Ferguson

Public Present: Matt Brooks, Robert Roth, Nick Rodak, Wendy Meagher, Ellen Horbachewski

The minutes from the January 2, 2020, meeting were reviewed. There being no corrections or concerns, **Mike Ingham made a motion to accept the January 2, 2020, meeting minutes of the Town of Parma Planning Board as submitted, seconded by Bob Pelkey, motion carried unanimously (5-0 Mark Acker absent).**

CONTINUING BUSINESS

<u>Commercial Site Plan</u>	<u>Status</u>	<u>5324 West Ridge Road</u>
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The Board was presented with updated plans for this proposed addition by MKL properties.

Chairman Tod Ferguson read the following comments:
Monroe County Department of Planning and Development 1/24/2020

There are no comments from the Town Engineer at this time.

The Board asked for have an Ag note added to the plans due to the project being within 500 feet of land in agriculture production.

The plans need to be sent to Monroe County Department of Health, there needs to be a survey of monuments note added to the plans. The spots to be designated as handicap parking need to be added to the plans as well.

A Public Hearing for the project will be scheduled for March 5, 2020.

<u>Subdivision</u>	<u>One lot</u>	<u>892 Burritt Road</u>
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Robert Roth presented the updated plans for this proposed one lot subdivision with a single dwelling residence to be built on it for preliminary approval.

Chairman Ferguson read the comments from the Town Engineer dated: 1/2/2020.

Robert advised the Board that the detached building has been removed from the plans at this time.

The following items need to be addressed: The measurements from the driveway need to be 10 feet on each lane. Location of the utilities, underground or above, need to be put on the plans.

The previously tabled Public Hearing was opened at 7:13 pm after Chairman Ferguson had read the Public Notice.

There being no one present to speak to the plans the hearing was closed at 7:14 pm.

Part 1 of the SEQRA was reviewed. There is a yes answer on this part to the question about the archeological sites. Chairman Ferguson explained to Mr. Roth that the engineers will need to address this and submit an updated Part 1.

Due to this a motion was made by Bob Pelkey to table the SEQRA application on this project until the next meeting without prejudice. Mike Reinschmidt seconded the motion. Motion carried unanimously (5-0 Mark Acker absent).

The Board also asked that a signature box for Monroe County Department of Transportation be added to the plans.

The Board will also need any Monroe County Comments in writing prior to the next meeting.

<u>Commercial Site Plan</u>	NEW BUSINESS Conceptual	<u>1241 Hilton Parma Corners Road</u>
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Ellen Horbachewski presented to the Board conceptual plans for a proposed a mixed use commercial building which will have 2 businesses on the first story and two 1 bedroom apartments on the second floor. They also are proposing a building in the back with storage units that will be rented out to the public. A pole barn is planned in front of the building to be used for equipment storage for maintenance of the building and grounds. This site is zoned general commercial. The size of the business is approximately 900 sq ft on each side.

They will plan to add a ditch in the southwest corner of the property to enhance the drainage in that area of the property. They will add contours to the existing land to help move storm water appropriately as well.

A two driveway entrance/exit is planned on the southern end of the property that is near the existing hill in the roadway. The front of the building will be paved, the rear will be gravel which is where the tenant and employees would park.

There was discussion that the Town Code only allows for 1 apartment to be above a business. The Board advised that if they plan on 2 apartments, they would need to go before the Zoning Board.

The Board advised that there should be a 40 foot buffer zone on the northern border as that borders an agricultural district. An Ag note will need to be added to the plans also.

The Board asked about the lighting and signage for the proposed businesses. At this time the plan is for the lighting to be on the front building, and on the storage units themselves. All lighting will be directed straight downward.

The Board advised it was okay to send the plans out for comments and update them as needed.

<u>Property Merge</u>	MISCELLANEOUS	<u>850, 4858, and 4864 West Ridge Road</u>
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The Coughlins have purchased all of the above properties and want to merge them into one tax account.

The Board reviewed the plans and the properties to be merged.

Bob Pelkey made a motion to merge Tax Account numbers 72.02-001-003 and 72.02-001-001 to 72.02-001-002 to become one account with the address being 4858 West Ridge Road. Mike Reinschmidt seconded the motion. Motion carried unanimously (5-0 Mark Acker absent).

Property Merge

153 and 155 Bennett Road

Nick Rodak presented to the Board the plans to merge 155 Bennett Road to 153 Bennett Road to become one tax account number.

Mike Reinschmidt made a motion to merge tax account number 016.03-2-10.124 155 Bennett Road to tax account number 016.03-2-10.123 153 Bennett Road. Daryl Maslanka seconded the motion. Motion carried unanimously (5-0 Mark Acker absent).

There was discussion on the New Comprehensive Plan for the Town of Greece that had recently been received by Dennis Scibetta.

There being no further business to discuss, **Mike Ingham made a motion to adjourn the meeting at 8:10 pm. Seconded by Bob Pelkey. Motion carried unanimously (5-0 Mark Acker absent).**

Respectfully submitted,

Diane Brisson, Recording Secretary
Town of Parma Planning Board