

Town of Parma Planning Board
June 15, 2020
Via Zoom

Members Present:

Chairman:
Executive secretary:

Tod Ferguson
Dennis Scibetta
Daryl Maslanka (ALT)
Bob Pelkey (arrived late)
Mark Acker

Members Absent:

Mike Ingham
Mike Reinschmidt

Public Present: All present via zoom either video or phone Ed Martin, Kris Schultz, Aaron Mills, Elaine Delvecchio, Mr. and Mrs. Castle, Aida, John Walker, Charles Brockway, Blake Finocchario, E. Kirby, Tanya Colaiaco, Paul Athilingam, Jen Penkitis-Robbins, Christine Baker, Joshua MacDonald, Jill McPhee, Stephanie and Rich Rago, Mr. Kordorski, Julie Civiletti, J. Leslie, Mike Wuest, Christine Scott-Stevenson, Carrie Wilson, Mr. Lander, Mr. Beyer, Michelle Korn, D. Abbate, Jerry Goldman, Aaron Mills

The meeting was called to order at 7 pm by Chairman Tod Ferguson.

The meeting minutes from June 4, 2020 were reviewed. There was a question on the number of members voting voiced by Town Supervisor, Jack Barton. The minutes reflect all members including alternate Daryl Maslanka as voting, but if all members are present the alternate is not able to vote. **Bob Pelkey made a motion to accept the meeting minutes from June 4, 2020 with the change of Board Members from 6 to 5, as the alternate member cannot vote if all members are present. Seconded by Daryl Maslanka. Motion passed unanimously 4-0 (Mike Reinschmidt and Mike Ingham absent).**

PUBLIC HEARING

Subdivision

4 Lot

490 Peck Road

Ed Martin presented to the Board updated plans for the proposed 4 lot subdivision. There will be a parkway road which all 4 driveways will access, the parkway road will be the only access onto Peck Road. Public water to each home via individual services, wastewater treated by individual septic systems on each lot. The development will require disturbance of approximately 4.7 acres of soil, therefore will need a DEC permit for sediment and erosion control only. Town Engineer comments from 6/2/2020 have been addressed, but the comments dated 6/11/2020 have not yet been addressed. Ed stated he would be able to go over the 6/11/2020 comments as well as the County DRC comments.

Chairman Ferguson asked Ed to go over the County DRC comments as he did not have a copy available to him. Ed addressed all comments with the Board. There is a federal wetland on the extreme northwest corner of the property, Ed stated that they will not be coming near this. There is no need for a permit due to the location of proposed property disturbance. Ag statements has been provided to the Town. All other requests from the County will be put on the plans for final.

Chairman Ferguson stated that the date on the drawings available to the Board at this time is 10/17/19. Ed was asked if this is the most current.

Ed advised that there have been 3 updates since that date stamp.

Chairman Ferguson advised that the Town does not have the updated plans and cannot give preliminary approval until the updated plans are available. However, the Board could go through with the Public Hearing and SEQR, but that would be as far as we could go this evening.

Chairman Ferguson read the Legal Notice.

The Public Hearing was started at 7:18 pm. Comments from the public were asked for.

Elaine Delvecchio asked about maintenance of roadway and entrance to subdivision. She asked who would be responsible for this as she is concerned about the brush and scrub that is currently visible there now.

Ed Martin responded that all the proposed building sites will have landscaped lawns put in which would go to the edge of Peck Road. He advised that the silo that is currently on the property will be removed along with the dead trees, and other miscellaneous scrub and brush around the property.

Discussion was then had between Ed and the Board, stating that on 6/4/2020 he had sent updated plans as requested. Dennis Scibetta states that he has seen the hard copies. Decision was made that as this was a problem within the Town not having the hard copies available for viewing this evening, it will be entertained at the date of Final Approval request to do both the Preliminary and Final approvals at the same time. Chairman Ferguson reminded Ed that all signatures required must be on the plans as the Town is always the last entity to sign off on final plans.

The Board went through the public present via video and phone for any other comments. There being no further comments or concerns, the Public Hearing was closed at 7:40.

Chairman Ferguson then proceeded to review the SEQR Form Part 2. This is a type 1 action. Questions 1-11 were all answered small to none. There being no further questions or concerns, **Mark Acker made a motion to declare a Negative Declaration to the proposed 4 lot subdivision at 490 Peck Road. Bob Pelkey seconded the motion. Motion passed unanimously 4-0 (Mike Reinschmidt and Mike Ingham absent).**

Chairman Ferguson then stated that Preliminary design approval will be deferred to the next meeting. At that meeting if all signatures have been obtained, they will entertain granting Preliminary and Final approval at the same time. **Bob Pelkey made a motion to table this requested preliminary approval at this time with no prejudice. Seconded by Daryl Maslanka. Motion passed unanimously 4-0 (Mike Reinschmidt and Mike Ingham absent).**

Subdivision Phase 10

Wilder Estates

468A Wilder Road

Kris Schultz presented to the Board drawings for the proposed section 10 of the Wilder Estates Subdivision. The original plans call for 17 single family home building lots. These new plans are proposing 17 buildings with 2 townhomes per building. Each townhome would have its own driveway. The townhomes would be situated so that one of the garage entrances faces the road and the other faces the yard. Each unit would be rented but it is proposed that each unit would be its own lot, therefore if it were sold at some time it would be per unit, not per building to be sold. The plan currently is to use these as rental units. These units would be geared toward the 55 and up home buyers. They will not be low income housing and should not decrease property values, but rather increase them. The developer will own the buildings and will be responsible for all maintenance of the properties. He states they have set this project up so that if the owner wanted to sell the units in the future, a homeowner's association will be developed to help keep up the maintenance of the properties. Kris stated that he feels that this is a positive project for the Town, as the people in the town are aging and there are not enough of these type of homes for people to move into. He stated he feels it will be a good project to help with revenue for the town also.

Chairman Ferguson read the comments from the Town Engineer dated 5/4/2020. Chairman Ferguson asked Kris how many lots would be in the final subdivision plan. He stated 189. There was discussion on

whether this meets the Town Codes currently. The 184 lots met the R1 Zoning at the time of original approval at that time, it is not clear that this is true now. There was discussion regarding recent updates. Kris advised that there are new updated plans after a more recent letter from Town Engineer. Chairman Ferguson stated that the Board did not have that letter. Kris explained that the sewer symptom was updated.

Chairman Ferguson advised that a letter was received from the Town Attorney, who advised that this new proposal of townhomes does not meet the original approved number of lots which was 167 lots approved at the 5/4/84 Planning Board meeting.

Kris stated that there have been several updates since the original approval in 1984, the last being up to 233 lots.

Chairman Ferguson advised that this need to be researched and discussed at an upcoming meeting. At this time, the current proposal will be reviewed as planned this evening with a Public Hearing.

Kris continued with information on the plans. He stated that there will be trees placed along the frontage of Wilder Road for privacy. Each Unit will have its own utility services. They will all be on sewers. There will be a SWPPP plan in place for storm water drainage.

Mark Acker asked about out buildings for each unit, was there a plan to include these?

Kris stated that at this time they are planning on restricting the outbuildings as they were planning on gearing these townhomes toward 55 and older folks.

Chairman Ferguson advised that the Town Code allows only 20 buildings to be attached to a cul-de-sac and they are proposing 34, 17 buildings but with 34 lots. Discussion ensued on the meaning of the Code, whether it is the buildings or the units that this is referring to. This also will be researched and discussed again.

Chairman Ferguson read the legal notice. Public Hearing was opened at 7:50 pm

There were many people on zoom either via phone or video. There were technical difficulties, but many people did get the chance to voice their opinion, as noted above in the public present section. The majority of the speakers were concerned about:

1. The traffic volume and flow through the subdivision. There is already a backup in the mornings and evenings with going out to work and school and coming home from work and school. Concern for the number of young children in the subdivision is a concern as well in relation to the increase in traffic through the subdivision. There is only the entrance from Wilder to Marjorie Lane. The people would like to see another entrance off Wilder Road to help reduce the traffic. They expressed the possibility of a traffic light to help also. Along the lines of traffic there was concern from Mr. Abatte about the headlights shining into his and his neighbors' homes at night.
Chairman Ferguson did advise that although this may be a good solution, it would need to be studied by both the Board and the Department of Transportation.
2. The second major concern is property values, both increase and decrease. Aida stated she lives in a ranch and is concerned if the property values rise, taxes will rise, and that could be a concern for people on a limited or fixed income. Also, people were concerned with decrease in property values due to rental properties being located in the subdivision, even if they are "high end". Christine Baker spoke regarding decrease in property value.
3. The visual aspect of the proposed subdivision. Many people expressed concerns about landscaping both along Wilder Road and between the townhomes and the existing homes.

4. Mr. Brockway, Ms. Colaiaco both spoke to this. Mr. Walker and Mr. Athilingam discussed that they live across from the proposed entrance and do not wish to see a roadway across from their homes. They feel that this will not be visually acceptable to them as well as the traffic coming from the cul-de-sac would be potentially dangerous for the young children that live in the subdivision. J. Leslie stated that if it were single family homes as the plans were when they bought their home, that would be fine, the townhomes was not in the plans and may have been a detriment to their purchasing their home. J. Penkitis-Robbins stated that patio homes could be an acceptable alternative.
5. Mr. and Mrs. Rago stated that they have concerns with the amount of rent proposed to be charged for the units. They stated that there are is a lot of diversity in the Town and they felt that the rent being that high could cause the homes to remain empty.

Mr. Athilingam asked if he could have more information on the project. He felt that there was not information shared.

Chairman Ferguson advised he could send an email to the Town of Parma, building department and they could provide him with further information.

There being no further comments, the public hearing was closed at 9 pm. Chairman Ferguson thanked all for attending and sharing their concerns and comments.

Chairman Ferguson asked Kris to have a traffic impact analysis done for this project.

Discussion ensued as the next step in the process for this project. The Board felt that it should be tabled at this time until they have the Town Engineer's most recent comments. There being no further questions or comments, **Mark Acker made a motion to table the Wilder Estates Section 10 townhomes project until next meeting for Town Engineer comments. Daryl Maslanka seconded the motion. The motion passed 4-0 (Mike Reinschmidt and Mike Ingham absent).**

Ardillo Subdivision 5 Lot 269 Parma Center Road

Kris presented to the Board updated plans for this proposed 5 lot subdivision. There will be 3 lots sharing a private drive. All lots will have public water. The largest lot will be used for a home with horses and barns on it. There is a creek that runs through the lots at the back of the property which will be used for a water supply for the horses and will not be disturbed by the proposed project.

The DRC comments were reviewed. The wetlands on the property will not be disturbed. The AG data statement will be added to plans. They will also do the required research on the name for the road.

Kris advised that he had received a permit from the Department of Transportation to allow site access. Chairman Ferguson asked that a copy of this be forwarded to the Town.

There are no comments from the Town Engineer for review.

Chairman Ferguson read the legal notice. The Public Hearing was opened at 9:18 pm. There being no public comments or concerns along with the need for updated plans and comments from the Town Engineer, Chairman Ferguson temporarily closed the Public Hearing at 9:25 pm to be opened again at the next town meeting. **Bob Pelkey made a motion to temporarily adjourn the public hearing for the proposed 5 lot subdivision at 269 Parma Center Road. Seconded by Daryl Maslanka. Motion carried unanimously 4-0 (Mike Reinschmidt and Mike Ingham absent).**

CONTINUING BUSINESS

<u>Subdivision</u>	<u>Section 8</u>	<u>Wilder Road</u>
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Kris presented to the Board updated plans to begin work on Section 8 of the Wilder Subdivision. These lots conform to the original plans. This will loop Briana Lane up to Section 7B. This is the farthest section to the back of the property. Most of the sanitary sewers are already in place. Also, a good portion of storm sewers are in. They are looking to submit plans to Town Engineer and appropriate agencies. SEQR has already been done when Section 7B was done. The Public Hearing has also been done. This is just an updated version of the plan.

Chairman Ferguson requested a current overall map of the subdivision be submitted to the Town. Kris asked if the Board wanted the plans to include Section 10 with the townhomes, or the previous set of plans. Chairman Ferguson stated the prior set not with the townhomes.

There being no questions or concerns from the Board, Chairman Ferguson advised plans could be sent out for comments to the appropriate agencies and the Town Engineer.

Discussion on how to submit plans to the County, all new plans need to be submitted via Email with only 1 hard copy to be mailed in.

NEW BUSINESS

<u>Commercial Site plan</u>	<u>4950 Ridge Road West</u>
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Jerry Goldman presented to the Board plans for 4950 Ridge Road West. This is an 18-acre property that fronts on the north side of Ridge Road. The southern 6 acres is currently zoned commercial. The northern 12 acres which is land locked currently is zoned rural residential. The frontage is proposed to use the 6 acres of commercial land as commercial self-storage per town codes. The northern area of the site has some wetlands on it which preclude the area from being developed and they would like to keep this as a conservation easement or convey it to the Town. The middle section would be used for vehicle storage and would require either a variance or rezoning. The first section would be as described above.

Chairman Ferguson advised that the Town would not be interested in a conveyance of the northern portion.

Jerry agreed that a conservation easement would be proposed.

Discussion ensued with Board asking questions on:

Hours of operation: 24/7. Aaron believes the overnight hours will be minimal use. People do not usually come in the middle of the night for access to storage facilities.

Buildings planned, restroom placement: They are proposing an office area on the front of the property for the storage facility. They would put in one restroom facility only. Use of septic system for this. The second section would be storage for vehicles, boats, campers, etc.

Lighting, landscaping, storm water, roadway: They would want to request the largest signage allowed. There will be minimal lighting mostly around the self-storage units. The storage units will be most likely be paved, with the second section being gravel crushed stone. They will also have storm water drainage and prevention with a retention pond.

Chairman Ferguson requested that the drainage pond be able to filter run off material from the stored vehicles. Also, that for this to occur they would have to go to the Zoning Board for variance to allow this to go forward. The Board advised that they should plan regarding the visual aspect for the community to the east and west of the property.

Aaron advised the Board the flow of traffic through the facility will be minimal.

The Board advised that the plans would need to show all lighting planned, buffering and landscaping, storm water drainage plan, septic system plans, utility plans.

MISCELLANEOUS

The Board discussed again the requirements for building lots, merges, splits unless all comment from all agencies are received along with current updated plans the Board would likely table the item until all comments and plans are updated. Chairman Ferguson reminded members to please have their thoughts and comments regarding preparing an updated check off list for these items to be discussed at the 7/2/2020 meeting.

There being no further business, questions, or concerns, to discuss **motion made by Bob Pelkey to adjourn the meeting at 10:10 pm. Mark Acker seconded the motion. Motion passed unanimously 4-0, (Mike Reinschmidt and Mike Ingham absent).**

Respectfully submitted,

Diane Brisson,
Recording Secretary Town of Parma Planning Board