

There being no further questions or comments, **Mark Acker** made a motion to declare a **Negative Declaration to SEQR** for the proposed one lot site plan at 1012 Clarkson Parma Townline Road with the understanding that questions 9 and 10 on the SEQR be resolved prior to submission for final approval. **Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

There being no further questions or comments from the Board, **Mike Reinschmidt** made a motion to grant **Preliminary approval** with the understanding that questions 9, 10 on SEQR are resolved, the drainage notes are added to the plans and the 25 foot contours are added on each side of the property line. **Seconded by Bob Pelkey. Motion carried unanimously 5-0.**

Site Plan	One Lot	32 Butcher Road
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Anthony from Meagher Engineering presented the Board with revised plans for this one lot site plan. Anthony told the Board that they Nothnagle Drilling decommissioned the existing well on the property per the New York State DEC guidelines. Chairman Ferguson asked that the document from the DEC accepting the decommissioning be forward to Dennis Scibetta at the Town of Parma Building Department. Anthony advised that they are still working with the Monroe County Water Authority for the required easement. They have worked with the North Greece Fire District and have met all their requested requirements.

Chairman Ferguson stated that the letter from the Town Engineer, JP Schepp, dated 10/15/2020 had no comments or concerns noted on the plans.

The legal notice was read. The Public Hearing was opened at 7:27 pm. The following comments were stated: Courtney Zelazny: "This has been a lifelong dream of mine to build on this property next to my grandparents".

Will Rickman: "I am of course excited to see this property being built on by my granddaughter".

There being no further comments, the Hearing was closed at 7:30 pm.

Chairman Ferguson went through SEQR Part 2. Questions 1-11 were answered no or small impact. This is an unlisted action with less than 10 acres proposed to be disturbed.

Bob Pelkey made a motion to declare a **Negative Declaration to SEQR** for this proposed one lot site plan at 32 Butcher Road. **Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.**

Bob Pelkey made a motion to grant **Preliminary Approval** for this proposed one lot site plan at 32 Butcher Road. **Seconded by Mark Acker. Motion carried unanimously 5-0.**

Site Plan	One Lot	160 Trimmer Road
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John Sciarabba via zoom presented to the Board updated plans for this one lot site plan. There will be a modified raised septic system for this property, electric available. Will be using propane for heating purposes. This is on a Town Road. There will be a well drilled on the property.

The Board reviewed the plans. Chairman Ferguson read the comments from Town Engineer, JP Schepp dated 9/21/2020. It is noted that there are 2 proposed driveways for this property. The site distance needs to be added to the plans as well as the meets and bounds plan. The comments from the Monroe County Department of Planning and Development dated 9/21/2020 were also read.

The Board asked about Wetland and EPOD notations. John advised the Board that no Wetlands will be disturbed. The Board asked that they be placed on the small-scale map.

The Board asked that note #16 be removed as there will not be any water service to this property. The current proposed location of the well is on the south east side of the property near the proposed garage due to making sure that it well out of reach of the leach fields. The Board also asked that the subdivision be bolder on the maps to be viewed more easily.

Chairman Ferguson read the Legal Notice. The Public Hearing was opened at 7:41 pm. There was no public present either in person or on-line for comment. The Hearing was then closed at 7:42 pm.

Chairman Ferguson went through SEQR Part 2. Questions 1-8, 10 and 11 were answered no or small impact. For Question 9, Chairman Ferguson asked that all EPODs be added to the map, along with the remediation site next to the historic town landfill noted on the maps. This is an unlisted action with less than 10 acres proposed to be disturbed.

Daryl Maslanka made a motion to declare a Negative Declaration to SEQR for this proposed one lot site plan at 160 Trimmer Road. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

There being no further questions or concerns, **Mark Acker made a motion to grant Preliminary Approval to this proposed one lot site plan with the stipulation that the meets and bounds comments are placed on the final plan along with the Wetland and EPOD notations. Seconded by Bob Pelkey. Motion carried unanimously 5-0.**

Subdivision and site plan	2 lots	288 Dean Road
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John Sciarabba shared the plans for this 2-lot subdivision, with one lot site plan. This will be a modified raised septic system. There is gas and water available to the property. There is currently an existing home on the property. The plans have been submitted to the Monroe County Department of Transportation for comments. EPOD permits were required and have been applied for due to the stream corridor on the property. This was done on 9/29/2020.

The Board reviewed the plans. Chairman Ferguson read the comments from Town Engineer JP Schepp. Per these comments, the Board requested that the site distance be added to the driveway dimensions. Add the stream corridor information on the plate map for both lots. The plans show a driveway with a culvert, the details indicate a driveway with a sag vertical curve. Add the correct details on the map.

There being no further questions or comments from the Board, Chairman Ferguson read the Legal Notice. The Public Hearing was opened at 7:54. There being no public in attendance via zoom or in person for comment, the Hearing was closed at 7:55 pm.

Chairman Ferguson reviewed the SEQR. The 100-year flood plan is not well defined on the map, therefore the Board requested this be made bolder on the map near the driveway to be more easily viewed.

John told the Board that they will be bringing in fill to raise the footprint of the home by 5 feet.

Chairman Ferguson went through SEQR Part 2, questions 1-8, 11 were all answered small to non. For question 9, Chairman Ferguson requested that the EPOD for the stream be updated. For question 10, the silt fence should be added to the plan.

With no more questions or comments, **Bob Pelkey made a motion to declare a Negative Declaration to SEQR for this unlisted action for a two lot subdivision, one lot site plan at 288 Dean Road, with the stipulation that the stream EPOD and flood plan be added to the plans as well as the silt fence. Mark Acker seconded the motion. Motion carried unanimously 5-0.**

Mike Reinschmidt then made a motion to grant Preliminary Approval to the 2-lot subdivision, one lot site plan at 288 Dean Road with the requested additions made to the final plans as above. Seconded by Bob Pelkey. Motion carried unanimously 5-0.

MISCELLANEOUS

Site Plan One Lot 80 Country Winding Lane

The Board, along with John Sciarabba discussed where these plans need to go next in order to come to some sort of conclusion in regard to the request to change this subdivision plan, which has been abandoned, to a cul de sac. There is issue with the number of current homes on the subdivision and if this is too many per State and Town codes. Dennis advised the Board and John that this has been sent to the Town Attorney for legal advisement. Once this has been received, they can discuss further on how to proceed.

There being no further business to discuss, a motion was made by Mark Acker to adjourn the meeting at 8:15 pm, seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson,
Recording Secretary Town of Parma Planning Board