

Parma Town Board meeting held on Tuesday, October 7, 2014 at the
Parma Town Hall, 1300 Hilton Parma Corners Road, Hilton, New York.

ATTENDANCE

Supervisor	James Smith
Councilperson	Gary Comardo
Councilperson	James Roose
Councilperson	Tina Brown
Councilperson	Kyle Mullen
Highway Supt.	Brian Speer
Director of Parks and Recreation	Tom Venniuro
Building and Development Coordinator	Dennis Scibetta

OTHERS IN ATTENDANCE

Recreation Commissioner Dave Tresholavy, Helen Ives, Carol Kluth, Mike Weldon, Tony Capuano, Antonio Rivera, Lon Jacobs, Brandon Spose, Mindy Zoghlin, Esq., Dan Blodgett, Renee Blodgett and other members of the public.

CALL TO ORDER

Supervisor Smith called the meeting to order at 7:15 p.m. and led those present in the Pledge of Allegiance to the Flag, followed by a moment of silence. Emergency exit procedures were noted.

MINUTES – SEPTEMBER 16, 2014

RESOLUTION NO. 230-2014 Motion by Councilperson Comardo, seconded by Councilperson Roose, to accept the September 16, 2014 Town Board meeting minutes.

Motion carried: Aye 5 Nay 0

TOWN CLERK REPORT

The Town Clerk reported the monthly Town Clerk and VFW reports for September have been completed and filed. A new format of calendar information has been included for the VFW. The Town Clerk Office will be open on Saturday, November 1, 2014 from 9 am to Noon for first come first serve deer management permits. There will be a meeting for the Braddock's Bay Restoration Project on October 22, 2014 from 6:30 p.m. to 8:30 p.m. in the Eastman Room of the Greece Town Hall to present the results of a feasibility study which has been completed. There was an error in the link on the original flyer set out. An updated flyer has been received and this information was shared and will be updated on the website and where posted.

HIGHWAY DEPARTMENT REPORT

Supt. Speer reported road work for the season has been completed. He expects there will have to be more done on Dunbar Road next year. It will be paved next year and it is bumpier than he expected it would be

at this point but will get through the upcoming season. Work has begun on the salt shed drainage. The fence has been started and parking lot repair where the storm sewer pipes were replaced. Each year New York State provides a form to update the expected costs for the upcoming Snow and Ice season. This has not been received and it is not clear how the State is going to handle. He has attempted to get information but cannot say at this time what the reimbursement is going to be. He also noted the salt contract through the State has not been approved.

Supt. Speer has contacted Chatfield Engineers for recommendations for improvements to the drainage ditch at Country Village Estates. The Village side is concrete but the Town side is natural and much deeper. It is an eyesore and very difficult to maintain. Overall it is about 400 feet long and a combination of piping is proposed. He also requested input from Chatfield for capital improvements at the Highway Department, in particular the Highway garage. Chatfield has proposed a lump sum amount of \$1,200 to make recommendations and provide cost estimates for this. It was felt this could come out of the current highway budget under contracted services in the A Fund. Supt. Speer also provided the Board with a current inventory of equipment, a list of major equipment by type showing the age of the equipment, a list of the replacement needs in order of priority and a summary of items to be done at the Highway garage. He would like to see funding earmarked in a reserve account for this purpose and felt the pickup truck and trailer were the immediate needs. There was discussion on the availability of trucks from VanBortel, who currently has a state contract. Supt. Speer has spoken with a sales person there; as he would like to get the truck this year. The lists for the 2015 trucks are not out yet and there is the possibility of piggybacking off another municipality's current contract if there was a vehicle available on the lot. This would be like what was done previously with the Onondaga County contract. Councilperson Comardo commented that the information provided will be helpful in planning ahead for replacement of equipment. Councilperson Mullen clarified the pickup truck is now the piece of equipment which Supt. Speer considered the higher priority. Councilperson Brown inquired what the pickup truck that would be replaced is used for. Supt. Speer noted it is used for patrol and as the mechanics truck.

BUILDING DEPARTMENT REPORT

Mr. Scibetta reported the Building Department report for September has been completed. Permits are still down over last year but noted there is a proposed new development opportunity for houses of various sizes and a couple of commercial permits in the works. Property cleanup issues on Ridge Road are moving along. There has been significant cleanup and demolition at the Dyminski property. The goal is to get it cleaned up and make it a viable property again.

Councilperson Mullen inquired on the status of the Wilder Estates. Mr. Scibetta responded the last section has been approved and could begin at almost any time. Councilperson Mullen noted he has noticed a trend forming with applications at the Zoning and Planning Boards. More so with engineering firms than individual applicants, applications requesting one thing are received, the public notice is put out and then during the meeting an audible is called adding extra things which were not part of the public notice. He asked Mr. Scibetta, in his capacity as Executive Secretary of both Boards, that if there is a deviation from the original request, that the only things that can be addressed are what was requested in the application. He cited preliminary review not being able to become final without allowing the public to have the opportunity to know of the final plans. If an applicant wants to have preliminary approval and for the final approval to be waived during the same meeting; it must be asked for at the time of the application so it can be legally advertised as both and the public is aware of the entire application in that

meeting. He felt this should be reinforced with both Boards. Mr. Scibetta reported there have been instances where his office has been promised paperwork prior to the meeting but it is not received until the meeting itself. This can result in the meeting not being properly advertised and there is not enough time to review the entire application prior to the meeting. This is a disservice to the department, the Boards and the public. He agreed with Councilperson Mullen and felt we are not here to turn business away but need to have all the material in advance in order to properly review, advertise and give the public a fair opportunity to hear and see it.

PARKS AND RECREATION DEPARTMENT REPORT

Mr. Venniro reported both Sherry Farrell and Kelly Bartell, who were previously provisionally appointed, passed the Recreation Supervisor Civil Service Test and are now reachable. The appointment for Civil Service recognition took place on October 3, 2014. Fall programs are in full swing. The first Grandparents Day Breakfast was held on Saturday, September 27th and included breakfast and bingo. This year's 35th Apple Derby Run included 80 runners. The annual Halloween Celebration will take place on Saturday, October 18th at the Village Community Center. Approximately 1,000 people are expected and all are encouraged to come out.

He reported he will be attending the National Recreation and Parks Association Conference during the week of October 13th through the 17th and will be back for the Halloween Celebration. Because he is the New York State Recreation and Parks Society President, NYSRPS is covering most all of the expenses, saving the Town significantly. He will provide information on the conference upon his return.

Mr. Venniro has met with an intern from Brockport State who approached the department for an internship opportunity. His name is George Kimball and he is a Recreation and Leisure Studies major at SUNY Brockport. He was informed that we will be back in touch once the budget numbers are finalized.

A permanent standing sign was installed in the outfield of Fowler Field so that the field can be more easily recognized by the public. Landscaping of the sign is to follow.

Mr. Venniro provided the Board with additional information on the request to purchase a new Kubota which included an updated quote and verification of the state contract awarded to Bentley Brothers. It was confirmed the horsepower on the proposed machine is the same as the current machine. He reported Councilperson Mullen visited the Park Department and confirmed the need for the equipment and that because the plow is fabricated and not built specifically for the Kubota it will not be interchangeable with the hydraulic function of a new vehicle. The proposed plow is a hydraulic plow from the manufacturer. Councilperson Mullen also suggest that Lakeland Equipment be contacted for a Gator model which can serve the same purpose. Replacement is being looked into for the gate at the south entrance to the Park off Hilton-Parma Corners Road as it is dilapidated and difficult to operate for staff. A quote has been received from NYS Fence and this may be earmarked for 2015. Park staff is looking into a preventative season ending treatment of the playing field grounds that would include weed treatment and fertilization.

An Eagle Scout, Cole Tower, and Mr. Venniro have met to discuss a potential Eagle Scout Project in the Park. Cole and his group wish to construct a Gazebo in the Park somewhere around the two playgrounds to serve as a shady spot for parent viewing. He will be providing more information on cost, size and location.

Mr. Venniro attended a meeting for the Hojack Trail Project. He provided the Board with information on the scope of the project and reported funding in the amount of \$50,000 has been received to do a feasibility study. Requests for Proposals (RFP) to pick a consultant for the feasibility study will be going out with the goals of selecting a consultant by the first of the year and having the study done by the end of next year. The Town of Greece (contact Scott Copey) is the lead on this project and the Town (contact Tom Venniro) and Village (Mike McHenry) will sit as advisors.

There was discussion on cemetery grass mowing. It was noted there are six cemeteries and one in particular has posed problems in accessing. Having ramps and the right equipment to get in closer to the headstones is a concern of the staff. The work done has been within the allotted budget and time frame for which this has been previously done. This will continue to be assessed with the collection of overall data and will include the impact on equipment, maintenance and the staffing needed.

LIBRARY REPORT

Supervisor Smith reported he attended the Library Board meeting. Expected increases in the utility bills will be a big factor in their budget for next year. There currently are four separate rooftop zone units, all about the same age and pushing the useful life of the units. If one unit goes down, that area will have no heat. They discussed looking into ways to join any of those systems, looking at more efficient units and replacing a unit every year or other year over the next four to eight years. This could alleviate all units going down at the same time and upgrade them to more efficient units.

PUBLIC FORUM

Supervisor Smith opened the public forum and asked if there was any citizen present who would like to address the Town Board. There was no response.

BUSINESS ITEMS

REZONING – 5247 RIDGE ROAD WEST

Supervisor Smith opened discussion on the request to rezone and acknowledged Ms. Zoghlin. She apologized for providing information in response to some of the concerns raised during the public hearing so late today. This included impact on the wetland area, the condition of the septic system and the owner's plans for future use of the property.

The applicant believes rezoning will not impact the wetlands for four reasons. First, during review of the original proposal before the Planning Board in 2000, the Army Corp of Engineers submitted a no jurisdiction determination regarding the wetland and the Planning Board declared a negative declaration. Second, the lot is over four acres of which the building and parking areas consist of about one acre close to Ridge Road. Third, during a 2003 Planning Board meeting to modify the site plan approval, contamination of the wetland was discussed. The property owner stated that all chemicals, pesticides and fertilizers would be stored inside the building and there were no floor drains. The fourth reason is that there are no floor drains and under no circumstances will petroleum products go into the septic system.

Regarding the septic tank, a copy of an invoice was referenced for work done in 2013 on the septic tank and pump system as proof that the owner has maintained the system and it is in good working order.

And lastly with regard to future use of the property, the owner intends to lease 10,000 square feet to Adrenaline Power Sports to sell and maintain small personal recreational vehicles. In addition the owner is negotiating with a potential tenant for the remaining 20,000 square foot part of the building for snowmobile sales and repair. An application has just been submitted for the Zoning Board of Appeals for special use permit for sales and service of motor vehicles and lawn or farm equipment. It is the owner's intent to lease the property to tenants who will conduct the sale and repair of small recreational vehicles. Ms. Zoghlin offered her copy of the response and application. Supervisor Smith felt the summary provided was sufficient. The Board was asked if they had any questions or comments.

Councilperson Brown asked if an oil water separator was needed for small recreational vehicles. Mr. Scibetta responded it would be required and all repairs would have to be inside a building.

Councilperson Comardo inquired if there was a tenant lined up for the snowmobile sales and service. Ms. Zoghlin responded there is a tenant but they are not interested in a lease until the zoning issue is resolved. They see this as a two part process – the rezoning and approval for a special permit from the Zoning Board which they applied for today.

Councilperson Mullen wanted confirmation that the public hearing was closed and that no new information should be heard. He appreciates the responses to the questions which were raised. Supervisor Smith agreed and also stated he wanted to give Ms. Zoghlin the opportunity to respond to those questions.

Councilperson Roose asked if Adrenaline Power Sports sold snowmobiles and if a used car lot could go there if the snowmobile tenant was not successful. The answers were no and yes respectively. He also wanted to know if the rezoning was approved would any Board have the ability to prevent a used car lot from going in. Mr. Scibetta indicated the Planning Board would have the authority to hear the application for a new business to come in and grant site plan approval but once the rezoning takes place it would be an accepted use for a used car lot. Once it is rezoned you have lost the ability to not allow that use if it meets all requirements.

Supervisor Smith reviewed Part III of the Environmental Impact. *See Schedule A at end of minutes for a copy of the SEQR.*

Councilperson Comardo asked Mr. Scibetta if the current zoning of General Commercial would prohibit snowmobile sales and service. He responded that it would prohibit it but you would have the option for a special use permit. Councilperson Mullen felt there was some latitude of what is permitted and permitted accessory uses. He noted shops for the manufacture or process of articles having to do with a retail business lawfully being conducted and the sale of auto accessories and parts excluding repairs. He felt this was another option without changing the zoning. He also noted that prior to tonight's submitted application for a special permit; there has been no previous attempt to ask for a special permit. Ms. Zoghlin asked to respond. She believes the Zoning Code only permits these kinds of special permits in Highway Commercial.

SEQR DETERMINATION
REQUEST TO REZONE 5247 RIDGE ROAD WEST FROM
GENERAL COMMERCIAL TO HIGHWAY COMMERCIAL

The following discussion occurred regarding making the SEQR determination: Councilperson Mullen clarified

they were voting that there would not be a significant impact. He felt there had not been a significant effort to go through the steps and procedures established as an alternative to going to the extreme of opening up for a greater range of uses that would come with rezoning. He did not feel a firm business plan was provided; only the possibilities that it might be one thing or maybe something else. He did feel there were environmental impacts; not just the wetlands in the back corner, but that this is an area which does not have sewers and could be completely mowed down and turned into a parking lot for cars. Supervisor Smith felt we should be looking not only at what is proposed now but also at what the potential scenarios would be in the future. Councilperson Roose was not as concerned about this because he felt we have the process and procedures in place to be sure the proper things happen. Therefore he felt a negative declaration could be made. Councilperson Brown agreed and felt that later down the road if changes were needed those Boards would address those issues. Councilperson Mullen did not disagree that the Boards would cover those things on plan submitted to them. He wanted to know what would happen if this was declared a positive impact tonight. Discussion resulted in a vote would not be taken on the rezoning tonight if a positive declaration was made. An environmental impact statement would need to be submitted by the applicant. If a negative declaration is made the Board could then proceed to vote on the rezoning.

RESOLUTION NO. 231-2014 Motion by Councilperson Comardo, seconded by Councilperson Brown, After reviewing the Short Environmental Assessment Form and other relevant information for the request to rezone 5247 Ridge Road West from General Commercial to Highway Commercial; the Town Board of the Town of Parma determines that the proposed rezoning will have no significant adverse impact on the area and therefore the Town Board issues a negative declaration.

Motion carried: Voting Aye: Councilperson Comardo
Councilperson Roose
Councilperson Brown

Voting Nay: Councilperson Mullen
Supervisor Smith

**RESOLUTION TO REZONE 5247 RIDGE ROAD WEST FROM
GENERAL COMMERCIAL TO HIGHWAY COMMERCIAL**

Councilperson Comardo stated that while the plan at this time is to have Adrenaline Power Sports and the snowmobile business he is concerned if it is rezoned we will have no more control over what happens in the future. He does not want it to look like what so much of Ridge Road currently looks like and felt we need to do better zoning than what has been done in the past on Ridge Road. Councilperson Mullen also was not against the growth of the business there. He felt the Board was being asked for a very liberal declaration without seeing a specific use. He would like to have all options exhausted before granting this request. He had concerns with this being a 55 mph zone with no center turning lane and felt a traffic study for safety in the area is as important as the master plan. Councilperson Brown does not want to see anymore empty buildings and felt we will be limiting what can go in there if the rezoning is not approved. Councilperson Roose wants to see businesses in the facility and does not like the number of vacant buildings in the area. He would like to see this go Highway Commercial. He did not feel this parcel would have that big an impact on the quality of life in the area and felt it was unlikely there would be a used car lot there without having to demolish the building. Supervisor Smith's concern is environmental. He felt if there was a significant change to the property such as putting in more paved surfaces increasing runoff. Although the Planning Board has control regarding this, it concerns him that we would be losing control by going from General Commercial to Highway Commercial. A use variance would be a specific mechanism to get specific businesses in there. There was discussion on the permitting process and how often it is reviewed. It would allow the applicant to follow the parameters set and then be granted a

longer period as the business becomes established, is following the rules, and shows the commitment. At the same time giving us control rather than opening it up for any option.

RESOLUTION NO. 232-2014 Motion by Councilperson Comardo, seconded by Councilperson Mullen, to deny the request to rezone 5247 Ridge Road West, Tax Account # 071.02-1-19, from General Commercial to Highway Commercial.

Motion carried: Voting Aye: Councilperson Comardo Voting Nay: Councilperson Roose
Councilperson Mullen Councilperson Brown
Supervisor Smith

RECREATION SUPERVISOR APPOINTMENT – KELLY BARTEL

RESOLUTION NO. 233-2014 Motion by Councilperson Mullen, seconded by Councilperson Brown, to change the status of Kelly Bartell from provisional to appointed for the position of Recreation Supervisor based on now being reachable.

Motion carried: Aye 5 Nay 0

RECREATION SUPERVISOR APPOINTMENT – SHERRY FARRELL

RESOLUTION NO. 234-2014 Motion by Supervisor Smith, seconded by Councilperson Brown, to change the status of Sherry Farrell from provisionally appointed to appointed as Recreation Supervisor, at an hourly rate of \$19.64 per hour, and authorize the Finance Director to provide the pay difference for the period of May 6, 2014 to the present.

Motion carried: Aye 5 Nay 0

FOURTH QUARTER HEALTH SAVINGS ACCOUNT PAYMENTS

RESOLUTION NO. 235-2014 Motion by Councilperson Comardo, seconded by Councilperson Brown, to approve payment of the fourth quarter installment for the employee Health Savings Account (HSA) funds in the amount of \$40,858.34.

Motion carried: Aye 4 Nay 0

It was requested the list provided be reviewed for the correct retiree status.

LIAISON REPORTS

**Councilperson Brown reported the Planning Board reviewed the split/merge for the Plantation Party House property; gave final approval for Peck Collision; the commercial site plan for 1235 Hilton Parma Corners Road was approved and a property merge was approved for 93 and 97 Webster Road. The Assessor’s office is sending the renewal notices for the Enhanced Star Exemption. There was no new business for the Conservation Board.

**Councilperson Comardo noted information for the Park Department has already been discussed in Mr. Venniro's report. There was no Farmland and Open Space Committee meeting.

**Councilperson Roose reported the stakeholders for bringing back the Special Police will be meeting next week to establish general orders for traffic control. There was discussion on an incident which occurred on Wilder road today. This prompted additional discussion on: the role of Special Police, rules of engagement, and that previously their participation has been for planned events.

**Councilperson Mullen reported the Zoning Board will meet next week. He also noted the Historian's office will be requesting a waiver of the fee to put lettering on the museum to better identify it at the next meeting. The lettering will be similar to what identifies the Town Hall. He also noted the Village Historian has spoken with the new owners of the 1235 Hilton Parma Corners Road regarding the historical significance of the front building. The new owners expressed a favorable response and would be interested in pursuing grants to assist in refurbishing back to or closer to original look of the building. The date has not yet been determined for the GIS meeting.

**Supervisor Smith reported the preliminary budget will be ready for the October 21, 2014 meeting and the public hearing should be set that night for the November 5, 2014 Town Board meeting. Options are being looked at for electronically providing questions prior to the public hearing so that better information can be provided in answers to questions that arise. Make a Difference Day is October 25, 2014 this year. This year through the Recreation Department the Town will be sponsoring a drive to collect lightly used athletic equipment for donation to those who have a need. There will also be an electronic recycling opportunity at the High School. This year there will be a service provided to senior citizens which will provide pick up of electronic that they cannot get there themselves.

There being no further business before the Town Board, Councilperson Roose made a motion, seconded by Councilperson Comardo at 8:55 p.m., and all were in favor.

Respectfully submitted,

Donna K. Curry
Parma Town Clerk

SCHEDULE A

617.20
Appendix B
Short Environmental Assessment Form

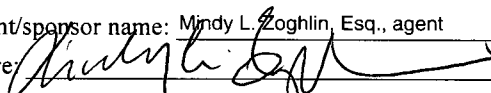
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Rezoning of 5247 Ridge Road 5247			
Name of Action or Project: Rezoning of 5247 Ridge Road, Spencerport (Town of Parma), New York			
Project Location (describe, and attach a location map): 5247 Ridge Road West, as further described on survey map attached hereto.			
Brief Description of Proposed Action: Amend the Zoning Map to rezone 5247 Ridge Road West, Town of Parma (the "Property") from General Commercial ("GC") (Town Code section 165-39) to Highway Commercial ("HC") (Town Code section 165-40). The Property Tax Account No. is 071.02-1-19.			
Name of Applicant or Sponsor: Ridge Road 5247, LLC, by Mindy L. Zoghlin (its agent)		Telephone: 585-227-2610 E-Mail: MZoghlin@BansZog.com	
Address: 31 Erie Canal Drive, Suite A			
City/PO: Rochester		State: New York	Zip Code: 14626
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		4.137 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		4.137 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Mindy L. Zoghlin, Esq., agent</u>		Date: <u>June 17, 2014</u>
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

see attached

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<u>Town of Parma</u>	<u>10/7/14</u>
Name of Lead Agency	Date
<u>JAMES M SMITH</u>	<u>Supervisor</u>
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u><i>James M Smith</i></u>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Part 3- Determination of significance.

1. 2. 3.) Change from General Commercial to Highway commercial changes the intensity of use of the land. The environmental analysis (page 50 of the Master Plan) calls for the recommendation of an increase in area that may be considered for Highway Commercial development however, adverse environmental impacts are expected to be minimized throughout the development of access and site development regulations. The Master Plan clearly calls out the need for individual separate environmental reviews for each project. The use of re-zoning would not be carrying out the process of environment review of the project. Some expansion along the highway of these uses may be appropriate, but only in accord with the access and site development policies of the Master Plan. The speed limit in the area of 55mph on a 2 lane major arterial does not allow proper coordinated access and traffic control (page 50 Master Plan) creating unsafe exit and entering onto Ridge Road.

7.) The proposed project could impact public/private wastewater treatment utilities, by properly or improperly mitigating spills and the groundwater contamination of surrounding areas.

9.) The proposed action - increase in intensity of land use could potentially harm groundwater flora, fauna and air quality.

10.) The proposed action could increase the run-off from parking lots which could potentially impact flooding in the area.