

Town of Parma Planning Board
March 1, 2018

Members Present:

Chairman:

Tod Ferguson

Executive Secretary:

Dennis Scibetta

Mike Reinschmidt

Mark Acker

Bob Pelkey

Members Absent: Mike Ingham

Public Present: Edmund Martin, Kris Schultz, Mary Steblein, Mark Longwell, Matt Longwell, Mark Lohrmann, James Wallace, Dan Compitello, George Smith, Paul and Mary Duchyns, J.P. Schepp, James Long; Joe Reinschmidt

The meeting was called to order at 7 pm.

The meeting minutes from February 1, 2018 were reviewed by the Board. **A motion was made by Bob Pelkey to approve the minutes as presented. The motion was seconded by Mike Reinschmidt. The motion carried unanimously (3-0 Mark Acker absent, for meeting Mike Ingham absent for vote).**

Dennis Scibetta asked that the meeting minutes from November 20, 2017, be presented for acceptance by the Board. Mike Reinschmidt took the minutes for that meeting and he did not have a copy of them available to present to the Board. **A motion was made by Mike Reinschmidt to table this discussion to the next meeting. Motion seconded by Bob Pelkey. Motion carried unanimously (4-0, Mike Ingham absent).**

PUBLIC HEARING

Sandalwood Subdivision

24 Lots

1904 North Union Street

Chairman Tod Ferguson read the Legal Notice.

Kris Schultz presented to the Board plans for preliminary approval of a 24 lot subdivision. He gave the Board a brief history of the subdivision planning, which was begun 40 years ago. The Schultz Agency has been working on this for approximately 20 years. It has gone through several different owners. It had been given approvals in 2005 with a set of plans developed then. This was then abandoned. A new owner, Mr. Casciani, is now working with Mr. Schultz on a new set of plans preliminary approval.

The subdivision will have an entrance off of North Union Street. There will be 3 common driveways off of the main road. There are currently driveways off of Loretta and Edward Drives. The current plans show that the houses will not be fronted onto Loretta and Edward Drives, they will back up to these roads. The plans show that they lots will have an option to have a detached structure on the property, which Mr. Schultz states that the Town of Parma allows. The thought is that these detached structures could be used as an in-law residence. He also stated that the leach system, and water lines of the lots are designed so that if there is an additional structure added there will not have to be any modifications made to them. The plans would spell out that a family member only would be allowed to occupy any detached structure to avoid the possibility of them being used as rental properties.

Mr. Schultz stated that the plans call for a large pond to help alleviate drainage issues. He felt that this would especially help the current drainage issues north of Edward Lane. There has previously been an environmental review done. The current plans have been sent out for comments.

Chairman Ferguson read the letters from:

Monroe County Department of Planning and Development dated 1/12/2018

Chatfield Engineers dated 2/20/18

John Paul Schepp, the Town Engineer from Chatfield Engineers was in attendance at the meeting. He discussed his concerns with Mr. Schultz which included:

1. Approval under Section 278 of the Town Law regarding the in-law apartments, which is used for cluster developments. Discussion ensued as to the meaning of this term.
2. Potential to create a loop with Loretta and Edward Drive.
3. Development Regulations recommend limiting dead-end roads to 800 feet, these plans call for a 1600 foot dead end road.
4. The proposed parkway road with no gutters or sidewalks that is proposed, which Development Regulations recommend these generally be allowed only in RR and AC districts where no sewer is available. While there are no sewers available on this site, it is zoned MD.
5. Developmental Regulations recommend limiting Parkway Roads to severing only 12 lots, this subdivision calls for 24 lots.
6. The Storm water Pollution Prevention Plan, erosion and sediment controls, need to be updated to meet current regulations.
7. Sight distances should be noted on the plans at the road entrance with attention being paid to the elevation rise to the north and the curve in the road to the south. A street light should be added to the plans at the entrance to the subdivision.

There was discussion on all of these concerns.

Chairman Ferguson asked about Federal and State wetlands on the property.

Mr. Schultz stated that they had been verified, surveyed and mapped out. There is a 100 foot buffer to the wetlands noted on the plans.

Chairman Ferguson asked about an Ag note, as there is 500 feet of Agriculture land on the maps.

Mr. Schultz stated that this was noted on the plans.

Chairman Ferguson opened the Public Hearing at 7:20 pm.

James Wallace; 43 Loretta Drive; stated that he has concerns about increased traffic on Loretta and Edward drives. He feels that the roads as they are now are narrow, not well maintained, and there are no sidewalks. He is concerned as there are many new younger families in the neighborhood now and without the sidewalks, there are often children playing along the roads. He stated that he did feel that if the houses were not facing these current roads, then it should not increase the traffic.

Mr. Scibetta stated that the plans show that the secondary buildings will be facing Loretta and Edward drive with no through traffic to be allowed. He stated that the Town will be asking for notes on the plans that will not allow further subdivisions on this property once these plans are approved.

Mr. Wallace stated that, his big concern is the traffic.

James Long, 50 Edward Lane, told the Board that now that he has seen the plans, he does not have any concerns and is putting his trust and faith in the Planning Board to review the plans, looking at all aspects, and I feel confident that

you would look at this as if this were your property, and that's all I would look for to get everything correct. I know that not everything is perfect.

Joe Reinschmidt, Ogden Parma Townline Road, states that I can see a note on the plans for the Ag District. My experience after many years here, that home buyers never see the note down in the corner somewhere and I wish there was a way this could be more prominent, to ensure buyers are aware that their property is adjacent to agricultural land. He feels that this may help avoid issues with owners in the future complaining about the agricultural district.

There being no further comments, the Public Hearing was closed by Chairman Ferguson at 7:35 p.m.

Chairman Ferguson asked for comments from the Board.

Mike Reinschmidt asked about the property located behind lots 9 and 10. This property is owned by a church and wondered if there would be any concerns if the church wanted to develop this property.

Mr. Schultz told the Board that he had actually been in discussion with the owners of the church about potential plans for expansion. He stated that the church is looking at expansion closer to Ridge Road, not further back where these lots are located.

Dennis Scibetta pointed out that at the end of Edward Land and Loretta Drive, there is an small area of land that would not be developed for this subdivision.

Mr. Schultz told the Board that the plan from 10 years ago was to offer to sell that property to the home owners that are adjacent to it, but this has not been discussed a this time.

James Wallace told the Board that this was done to allow for safety with the school buses that would be using these roads.

Chairman Ferguson had concerns over the length of the dead end road.

Mr. Schultz stated that it is the road is the same length as was on the plans that received preliminary approval in 2005.

Further discussion on the type of road, need for gutters and possibility of sewers was held.

Mr. Schultz told the Board that he had personally shown the plans to Brian Speer Transportation Supervisor for the Town and he was happy with the plans as they are now with the cul de sac . He also stated that the current plans reflect the Town Engineer's comments, but as he was not aware that J.P. Schepp would be at the meeting, he did not bring them this evening. He would make sure that Mr. Schepp and the Board received the updated plans as soon as possible.

Chairman Ferguson had further concerns over the application to the Zoning Board for the use of Section 278 for a cluster development. Discussion ensued on this.

After the discussion, Chairman Ferguson stated that he would like the all of the Town Boards to work together to sort through all of the questions and concerns on this project to assure that everyone understood what was being asked for and being agreed to on this project. He asked for a motion to table the preliminary approval and SEQR approval until these meetings could be scheduled.

Mr. Schultz expressed that his client would be willing to work with the Board, and drop the Section 278 zoning request if that was what the Board felt was holding up their approval. The client is interested in getting this project up and running as soon as he can.

Chairman Ferguson stated that there was more than just that, he wanted to make sure that the Town as a whole made sure all of the Zoning, drainage, transportation, lot size, etc issues were addressed and agreed to.

Dennis Scibetta stated that the meetings have not been scheduled due to issues with members schedules. He stated that he would work on getting a meeting scheduled as soon as possible to include the Town Attorney, Town Engineer, Zoning Board of Appeals, Planning Board, and Town Board members.

Bob Pelkey, made a motion to table the Preliminary Approval and SEQR approval for the Sandalwood 24 lot subdivision without prejudice at this time. Mike Reinschmidt seconded the motion. Motion carried unanimously 4-0 Mike Ingham absent.

RG&E**Commercial Site Plan****833 Manitou Road**

Chairman Tod Ferguson read the Legal Notice for this project.

Mary Steblein of Labelle Associates showed the Board the plans for updating the existing electrical substation. The plans include a new control building, new equipment, lighting, fencing. These are the same plans presented to the Board in May of 2017.

Chairman Ferguson read the letters from:

Monroe County Department of Planning and Development dated 8/10/2017

Chatfield Engineers dated 10/30/17

Mark Acker asked if there were going to be changes to the current vertical structures.

Ms. Steblein stated that there will be a new 60 foot lighting pole on the south side of the substation.

Bob Pelkey asked if the existing equipment will be removed.

Ms. Steblein stated that the existing equipment will continue to be used. It will be paired with the new equipment. The new control building will be used to control all equipment.

Chairman Ferguson asked Mr. Schepp, from Chatfield Engineers what his comments were on this project.

Mr. Schepp stated that the plans show there will be tree removal along the front of the property. He suggests that some type of buffer should be placed. He also asked that the address of the project, and neighboring properties be added to the plans.

Chairman Ferguson opened the Public Hearing at 8 pm.

There being no public comments offered, the hearing was closed at 8:01 p.m.

The Board then reviewed SEQR for this site. Using information from Part 1, the Planning Board answered questions 1 – 11 on Part 2. These were all check as “No or Small impact may occur” on Part 2.

Mike Reinschmidt made a motion to accept a Negative Dec on the SEQR. Motion seconded by Bob Pelkey, the motion passed unanimously (4-0, Mike Ingham absent).

Bob Pelkey made a motion to grant preliminary approval to the plans. Motion seconded by Mark Acker, the motion passed (4-0 Mike Ingham absent).

149 Dean Road

1 lot

Profeta Single family home

Chairman Tod Ferguson read the legal notice.

Mr. Edward Martin of Land Tech Surveying and Planning, showed the Board the plans for a single family home. This property is an irregular shaped flag lot, consisting of 16.029 acres. There will be a driveway placed. The water will be brought in through 1 ½" plastic pipe. There will be a septic system placed. The Agricultural District data has been added to the plans which have been submitted for comments.

Chairman Ferguson read the letters from:

Monroe County Department of Planning and Development dated 1/9/2018
Chatfield Engineers dated 2/12/18

Chairman Ferguson opened the Public Hearing at 8 p.m.

There being no public comments offered, the hearing was closed at 8:01 p.m.

Chairman Ferguson asked if there was a potential for further development on this property.

Mr. Martin stated none at this time.

Chairman Ferguson noted that the power lines were overhead. He also questioned about distance between driveways that would require bump outs?

Dennis Scibetta answered 700 feet, this distance is at 540 feet.

Mark Acker asked about fire protection, fire hydrant or sprinklers.

Mr. Martin stated he will note on the plans if a sprinkler system is required.

Chairman Ferguson asked that Mr. Martin add the location of the nearest fire hydrant to the property on the plans.

Mr. Martin stated he would do so.

Mike Reinschmidt expressed about access to the property.

Dennis Scibetta stated that a cross access easement was in process. When finalized it should be added to the plans.

Mr. Martin agreed to this and stated that ingress, egress, and utilities are to be reflected on the plans.

The Board then reviewed SEQR for this site, as it is more than 10 acres, a Type 1 SEQR with single family exception was filed: Using information from Part 1, the Planning Board answered questions 1 – 11 on Part 2. These were all checked as "No or Small impact may occur" on Part 2.

Mark Acker made a motion to accept a Negative Dec on the SEQR. Motion seconded by Bob Pelkey, the motion passed unanimously (4-0, Mike Ingham absent).

Bob Pelkey made a motion to grant preliminary approval to the plans. Motion seconded by Mark Acker, the motion passed unanimously (4-0, Mike Ingham absent).

CONTINUING BUSINESS

392 Curtis Road

Solar Farm Facility

Dan Compitello from Cypress Creek Renewables showed the Board the proposed plans for community solar facility. This would be in conjunction with RG&E. The power harvested by the solar panels would connect into an RG&E grid. The power generated from these panels could potentially provide power to 300 to 600 homes.

Chairman Ferguson asked if they had take pictures of what the surrounding properties would have in their line of view in regards to this facility.

Mr. Compitello stated that they had taken a look from surrounding properties and had been working with RG&E in regards to the facility. At this time they are looking to present the preliminary plans for review and comments. Once these are received they will go back and reevaluate the plans and address the comments received.

Mark and Matt Longwell shared many concerns with the Board about the facility. They are to the west and north side of the proposed project. They are concerned about the visual concept of the panels, height of fence that will be surrounding the facility, safety of the facility, possible disturbance to their chestnut orchard, along with their future plans for a pumpkin patch, farmer's market, and hay rides.

Chairman Ferguson told the Longwells that this was a conceptual plan only at this time. When they were ready for preliminary approval of plans, there would be a Public Hearing at which time they would be invited to share the questions and concerns.

Mark Acker asked what would happen when the facility had come to the end of its usefulness, which as stated is approximately 40 years.

Mr. Compitello state that they would decommission the site and return it back to its original use. He also stated that they are very interested in working with the neighbors and community while preparing the plans to make an project that would be acceptable to all concerned.

Mr. Compitello went on to further state that there is an existing access road which they would use for the site. The panels would be on both sides of the access road. They will plan on using pollinator friendly plants. They will use a ground cover not plant grass.

Mark Acker asked about the sound produced from the invertors, that move the panels.

Mr. Compitello stated that they are about as loud as a microwave fan and that they are not used at night only during the day when there is sun available.

A discussion ensued on the types of solar panels to be used, what they will look like, how they will move.

Mr. Compitello shared that they panels are all black in nature to absorb the sun. They are 12 x 12 " squares. As the panels move with the sun, the back of the panel which is white will be visible during the day. They will be adding buffering to the sides of the property. They will be using a landscaping designer to help build an aesthetically appealing buffer.

Chairman Ferguson advised that the solar panels will need to be shielded from the sight of the neighbors.

The Board asked Mr. Compitello to add to the plans the following criteria, buffering, estimated sounds emitted from the panels/facility, visual effects, height of fence to surround the property, identify wood lots on the property, drainage. He was asked to compile of these information and bring in plans for a conceptual review.

Mr. Compitello expressed understanding of what is required and will do as requested and apply to come back for conceptual approval.

Country Village Estates **12 Lots** **Section VII**

Kris Schultz presented to the Board the plans for the final section of this subdivision. Section VI is almost complete. They are currently finishing up putting the sewers in. They storm sewers are almost in completely as well.

Mark Acker asked if the drainage issues had all been addressed and fixed.

Mr. Schultz stated that the Town issues have been addressed. He is not sure if all the Village issues have been taken care of. Mr. Schultz stated that the drainage issues in Section V had been taken care of. At this time there is some issues with the existing road, which is a bit messy at this time, but is being worked on.

Dennis Scibetta stated that the Fire Department needs to be included in the discussion fixing the drainage and road issues.

Mr. Schultz stated that they had already reached out to them. He stated that the remaining land in the subdivision will be returned to farm land.

NEW BUSINESS

Basset Subdivision **Lot R-1B** **154 Bailey Road**

The maps were presented to the Board, but there was no one in attendance at the meeting to discuss questions or concerns with. The maps are very vague.

Mark Acker made a motion to table the conceptual plans for this project at this time. Seconded by Bob Pelkey.

Commercial site plan **5324 West Ridge Road**

Mark Lohrmann presented preliminary plans to the Board for expansion of the existing commercial business site. The current tenants would like to increase the retail space by 2000 feet. He is also proposing an entrance off of Trimmer Road and a proposed parking lot in the back for employees only. This would also be used as an emergency access.

Chairman Ferguson asked if drainage issues had been looked at?

Mr. Lohrmann stated that engineering plans had been done last year in regards to this potential expansion. They would add a catch basin in the front lot to address this.

Mark Acker asked if there would be any changes to the outside lighting?

Mr. Lohrmann stated that there would not be.

Mark Acker asked about the existing leach field.

Mr. Lohrmann stated that the leach field is in the front now. He would like to eventually move it to the back of the property, which would allow more parking access. He stated that the proposed expansion would be a single story, with a roof line to match what is currently in place. They would have a full sized basement as well. He is presently working with engineering to prepare preliminary plans for this project.

Mr. Lohrmann will get preliminary plans done and come back to present to the Board.

There being no further business to discuss, a motion was made to end the meeting at 9:35 p.m. by Mike Reinschmidt and seconded by Bob Pelkey. Motion carried unanimously (4-0 Mike Ingham absent).

Respectfully submitted,

Diane Brisson,
Recording secretary
Town of Parma
Planning Board