

Town of Parma Planning Board
August 2, 2018

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Dennis Scibetta

Mike

Reinschmidt

Bob Pelkey

Mike Ingham

Members Absent:

Mark Acker

Public Present: Brad Norbut, Joe Aetietz, Greg McMahon, Alla Fedorishina, Irina Fedorishina, David Matt, Edmond Martin

Meeting called to order at 7 p.m. by acting Chairman, Tod Ferguson.

The minutes from the 7/16/18 meeting, were reviewed. With there being no changes or corrections, a motion was made by Mike Ingham to accept the meeting minutes from 7/16/18 as presented and Seconded by Mike Reinschmidt. Motion passed unanimously.

PUBLIC HEARING

Single Family Dwelling

222 Burritt Road

Ed Martin presented to the Board updated plans for this single family dwelling on 15.77 acres. This is a one lot subdivision of a larger property.

Chairman Tod Ferguson read the Legal Notice for this project. The comments from the Town Engineer and Monroe County Planning and Developing were read.

The Town Engineer recommended configuring the lots so that the proposed pond is on only one lot. Also there is a suggestion to move the utilities so that they are along the driveway.

Mr. Martin stated that this has been done and show on the plans. The placement of fire hydrants has also been show on the plans. Mr. Martin stated that they did not want to move the utilities as it would be very close to the pond in order to move this.

There is also a question of an Ag statement?

Mr. Martin stated that they need to file a permit with the County and this will be added to the plans when this is done.

Chairman Ferguson opened the Public Hearing at 7:10 pm. There being no public present to speak for the project, the hearing was closed at 7:11 pm.

Chairman Ferguson went through the SEQR II Form and answered questions 1 through 11 with no or small impact.

Mike Reinschmidt made a motion to make a Negative Declaration for the SEQR II form on the project at 222 Burritt Road. Motion seconded by Bob Pelkey. Motion carried unanimously (4-0 Mark Acker absent).

There being no further questions or concerns from the members, **Bob Pelkey made a motion to grand preliminary approval to the single family dwelling at 222 Burritt Road. Seconded by Mike Ingham. Motion carried unanimously 4-0 (Mark Acker absent).**

CONTINUING BUSINESS

Commercial Site Plan
Road

5497 West Ridge

Greg McMahon presented to the Board the final plans for this Commercial Site. He told the Board all the comments and concerns had been addressed on the plans.

Chairman Ferguson asked if the Town Engineer had signed off on the plans?

Dennis Scibetta told the Board that they had a letter from the Engineer with their approval but they had not been signed as of today.

Chairman Ferguson asked about comments or concerns on the water and sanitation services?

Mike Reinschmidt stated that these concerns were addressed in the meeting minutes from the 7/16/18 meeting.

There being no further questions, comments or concerns in regards to this project **Mike Reinschmidt made a motion to grant final approval to the commercial site plan for 5497 West Ridge Road. Motion seconded by Mike Ingham. Motion carried unanimously (4-0 Mark Acker absent).**

NEW BUSINESS

Multi-Residential Site Plan

1682 Hilton Parma Corners Road

Joe A. From VanGuard Engineering presented to the Board proposed plans for a multi-residential subdivision on 65.5 acres. This property will also be the site of a solar farm. The buildings will be on a 7.2 acre portion of the 65 acres. There will be municipal water to the homes with access from Route 259. It will be on a septic system with sanitary sewers. The leach field has been reviewed by Monroe County and they have accepted the plans. There will be a storm water pond to be put in on the property.

Chairman Ferguson asked what type of residences these will be.

Joe stated they would be apartments, 2 per building with a dedicated road.

Chairman Ferguson asked if this would fall under a section 278? Stating it appears that there are several zoning steps that this project will need to go through to get to the step of reviewing actual plans as they are requesting a change in zoning from agriculture to multifamily housing.

Joe advised that was the reason that they were in front of the Board. They wanted some direction on where to go from this point.

Dennis Scibetta stated that originally there was a talk of a conservation easement declaring the 60 +/- acres remaining on the parcel to remain green space or farmland.

Joe stated that there will be the solar farm on the property as well. They do plan on leaving the remaining acres after the solar farm and multi-family residences were built as green space. They also planned on using the solar farm for an energy source for the residences. That the septic and storm water systems will be self sustaining.

Mike Reinschmidt asked if the buildings would remain under the ownership of the solar farm owners.

Brad Norbut the owner of the same, stated that they would remain under his ownership with no plans to sell them.

Chairman Ferguson advised that they will need to keep the housing areas looking residential, will need to be similar in look to help with this. The landscaping will also need to do this.

Joe stated that once they have the needed setbacks they will then develop landscaping and architecture styling.

Chairman Ferguson asked if there will be lighting in the residential area? If so what type?

Joe stated that they would need some type of lighting, but he could not answer to how much and type until the plans were developed.

Mike Ingham asked if there would be limitations on the residents such as age, family size, etc?

Joe state that they did not anticipate an age limit but would be limited to families of a certain size.

Dennis Scibetta offered that they family size should be limited so as to not put a strain on the school district and town resources.

Mike Reinschmidt asked about the maintenance for the septic system?

Brad Norbut stated that they would hire a private company to maintain the system.

There was discussion the landscaping for the solar farm and subsequently the residential area.

Brad Norbut stated that the remaining land is being farmed and will remain being farmed at this time. Along with the farming, there are chickens on the land. There is hay in the fields at this time.

Chairman Ferguson asked if they planned on going to the Zoning Board?

Dennis Scibetta stated that at this point they are looking into what the process should be for this.

There being no further questions, concerns, or comments the discussion on this project ended.

Commercial Site Plan
Road5010 West Ridge

Alla Fedorishina spoke to the Board for her mother Irina. She stated that they had been discussing the possibility of opening a bakery in this location. They had questions on what they should do going forward at this time.

The Board reviewed the plans presented, which was just a site plan for the existing building which at this point is an insurance company. Alla stated that they insurance company was selling the property and they were interested in setting it up as a bakery.

The Board advised the Fedorishina's that they should look into getting plans drawn for the bakery and talk the appropriate Monroe County Departments. When they have actual plans, they can bring them back into the Board.

Miscellaneous

Property Split/Merge517, 521, 523, 535 Moul Road

David Matt from Schultz Associates presented to the Board the proposed property split and merge for these sites. The owner Mr. Sorrentino recently purchased 2 further properties. There was a merge of land last year on 521 and 523 Moul Road. The property at 525 Moul Road belongs to another person.

Mike Ingham made a motion to split Lot R1, 10.8 acres, as drawn on the map from Lot 521. Seconded by Bob Pelkey. Motion carried unanimously. (Mark Acker absent.)

Mike Reinschmidt made a motion to merge the Lot R1 to lot 521. Mike Ingham seconded the motion. Motion carried unanimously 4-0. (Mark Acker absent.)

There being no further business to discuss a motion was made by Mike Ingham to end the meeting at 8:10 pm. Seconded by Bob Pelkey. Motion carried unanimously 4-0 (Mark Acker absent).

Respectfully submitted,

Diane Brisson
Town of Parma Planning Board
Recording Secretary