

TOWN OF PARMA PLANNING BOARD

December 1, 2016

Members present:

Chairman

Tod Ferguson

Executive Secretary

Dennis Scibetta

Bob Pelkey

Mike Reinschmidt

Mike Ingham

Mark Acker

Public Present: Kris Schultz (Schultz Associates), Glynn Schultz and Richard Maier (Maier Land Surveying).

Meeting started at 7:01 pm.

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the minutes of the November 21, 2016 meeting as presented. Motion carried unanimously 3-0. (Mark Acker and Mike Ingham absent from 11/21/2016 meeting).

CONTINUING BUSINESS

North Parma Station

SEQR Review

Mr. Schultz stated that the Conservation Board has not reviewed the plans for this site, as was promised at the last Conservation Board meeting. Mr. Schultz stated that at the last Conservation Board meeting he was told by the members that were present if he got them copies of the maps they requested they would do a site visit and have a recommendation for the Planning Board at this meeting. Mr. Schultz stated he did get the plans to the members the next morning.

A discussion followed on what is reviewed on the SEQR form.

Mr. Schultz stated that the applicant has been “treading water” waiting for the Conservation Board to make a recommendation, that he has been to two (2) meetings in the past four (4) months and has accommodated the Board with all that they have requested.

Mr. Schultz then asked the Planning Board to take responsibility of the SEQR review. Chairman Ferguson stated that the Board has not yet seen a proposed form yet.

North Parma Station Continued:

Mr. Schultz reviewed with the Board traffic for this site and stated that a traffic study will be completed.

A discussion was held on the following:

1. Proposed improvements and how they will be staged.
2. Water pressure of public water.
3. Beehler/Radford Landfill – no impact on the site.
4. No threatened or endangered species on site.
5. No historical structures.
6. Additional screening for neighbors to south.
7. Offer to potentially donate acreage to Town.
8. The applicants would like to get in front of Town Board to start Re-Zoning application so that the engineer can start to draft a full scaled set of plans.

Mr. Schultz passed out copies of the SEQR long form, asked the Board members to review the forms and to be placed on the next agenda for SEQR review.

A discussion was held on if there would be enough time to advertise, for the next meeting, to have this put on the agenda. Mr. Scibetta stated he would check in the morning and let the applicant know.

Chairman Ferguson asked how many meetings had the Conservation Board had these plans. Mr. Scibetta stated at least six (6) but they did request additional information.

Chairman Ferguson asked if there were any EPODs on the site. Mr. Schultz stated that he did not think so, possibly a creek corridor and if there was they would not be touching the creek corridor. Chairman Ferguson asked if Mr. Schultz had the Town EPOD overlays, Mr. Schultz stated that he did.

Mr. Scibetta stated that the Village of Hilton leaders have given their blessing on this project. A small discussion on the sewer improvements was held.

A discussion was held on the two existing homes on the conceptual plans. Mr. Schultz stated that the home to the NE will be removed if the property receives approval for re-zoning.

North Parma Station Continued:

Chairman Ferguson asked if the Town Engineer had a set of complete plans for this application. Mr. Scibetta stated they have already gone out for coordinated review.

Chairman Ferguson asked Mr. Scibetta to contact the Town Engineer and ask him to forward comments prior to the next meeting.

Mr. Scibetta stated that the Town Board would like the Planning Board to do SEQR review. Another discussion was held in regards to if there was enough time to advertise for the next Planning Board meeting for this application.

Mr. Schultz asked the Board members to please contact him if they have any questions before the next meeting.

369 Huffer Road and 526 Moul Road Split merge

Richard Maier presented to the Board plans to split a 50.50' x 104.17' piece of property from the northwest corner of the property located at 526 Moul Road (Tax Account #16.01-1-39.11) and to merge the same piece of property with 369 Huffer Road (Tax Account #: 16.01-12.1). Mr. Maier stated that by merging this small portion of 526 Moul Road the property at 369 Huffer Road will not be a square parcel.

Both properties are currently conforming properties and if the Board approves the split and merge both properties will still be conforming.

A discussion was held in regards to some other issues that the Building Department has with the property located at 526 Moul Road. It was decided that none of those issues should affect this application.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to approve the splitting of the 50.50' x 104.17' piece of property from 526 Moul Road, as shown on the plans presented to the Board at tonight's meeting. Motion carried unanimously 5-0.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to approve the merger of the 50.50' x 104.17 price of property with 369 Huffer Road, as shown on the plans presented to the Board at tonight's meeting. Motion carried unanimously 5-0.

1682 Hilton Parma Corners Road

Conceptual

No one was present.

A discussion was held in regards to solar farms.

A discussion was held on the Board's responsibilities when doing a long form review of SEQR.

There being no further business, ***a motion was made by Mark Acker and seconded by Mike Ingham to end the meeting at 7:53 pm. Motion carried unanimously 5-0.***

Respectfully submitted,

Maureen L. Werner

Maureen L. Werner,
Recording Secretary