

TOWN OF PARMA PLANNING BOARD

MAY 22, 2017

Members present:

Chairman Tod Ferguson
Executive Secretary Dennis Scibetta
 Bob Pelkey
 Mike Reinschmidt
 Mark Acker

Member Absent:

Mike Ingham

Public present:

Edmund S. Martin (Land Tech), Larry Gurslin, David Matt
(Schultz Associates), Mary Steblein (LaBella Associates), Brad
Norbut and David Norbut

Meeting started: 7:02 pm

A motion was made by Mike Reinschmidt and seconded by Bob Pelkey to approve the meeting minutes from the May 4, 2017, as presented. The motion was carried unanimously 3-0 (Mike Ingham absent and Mark Acker absent from 5/4/17 meeting).

CONTINUING BUSINESSES

56 Parma Center Road

Site Plan

Ed Martin presented to the Board plans for this application with the following signatures:

Town Engineer – May 8, 2017

Monroe County Health Department – May 10, 2017

Monroe County Water Authority – May 5, 2017

Mr. Martin then reviewed the plans with the Board and audience.

After a review of the plans, ***a motion was made by Bob Pelkey and seconded by Mike Reinschmidt to grant final approval for this application. Motion carried unanimously 5-0.***

NEW BUSINESS

Rochester Gas & Electric

Commercial Site Plan

833 Manitou Road

Mary Steblein presented the plans for this application to the Board

Rochester Gas & Electric continued:

Chairman Tod Ferguson asked if the proposed application was to increase capacity at this site. Ms. Steblein stated it was and to sectionalize line 17 and benefit 30k + customers.

Chairman Tod Ferguson asked if there will be additional lighting.

Ms. Steblein stated that there will be wall mounted lights which will be on sensors and will be on from dusk to dawn. There will also be tasking lighting which will only be on when necessary.

Chairman Tod Ferguson stated that the Board will require a lighting plan for the site. Chairman Ferguson noted the RG&E site on 259 and the fact that the lighting there spills out over the property lines.

A discussion followed on the addition of more impervious surface and if there was a need for any revisions to the drainage from the site. Ms. Steblein stated that there will be no need for revisions to the drainage.

Mr. Pelkey asked if the existing building will remain. Ms. Steblein stated it would remain along with the new building. Ms. Steblein also stated that the asphalt outside the fence may be eliminated to minimize the effect to the wetlands.

Chairman Ferguson asked if there were any wood lot EPODS on this site.

Ms. Steblein stated that she did not believe so.

Mr. Pelkey asked if there would be any transformers stored on site.

Ms. Steblein stated there would not.

Mr. Acker asked if the new building was for "controls."

Ms. Steblein stated it was.

Mr. Scibetta asked if this construction will affect any of the solar farm applications.

Ms. Steblein stated it would not.

Mr. Acker asked if the proposed pole by the road would remain.

Ms. Steblein stated it is a temporary pole to bypass the line and once the facility is constructed it will be removed. Mr. Acker asked how long the proposed construction is. Ms. Steblein stated approximately 8 months.

Mr. Acker asked if there would be additional height to the pole.

Ms. Steblein stated no.

Chairman Ferguson would like the applicant to see the asphalt minimized with this new construction.

Ms. Steblein stated that the majority of the substation yard is crushed stone.

The Board agreed conceptually with the plans.

76 & 88 Bailey Road continued:

south portion of 76 Bailey Road and merging same with 88 Bailey Road.

Mr. Scibetta stated that currently both properties are non-conforming with the current zoning, but were conforming to the zoning at the time when they were created. If the Board agreed to all the proposed splitting and merging the Board would be making one property less non-conforming and one property more non-conforming with the current zoning.

Chairman Ferguson stated that the plans need to show the current dimensions of 88 Bailey Road, as well as, 76 Bailey Road. The plans also need to show where the current leach field and current utilities are on 76 Bailey Road.

A discussion followed on the placement of the water lines, electric lines, gas lines and leach field on 76 Bailey Road, the applicant had a copy of the mapping from Monroe County Health Department showing the placement of the leach field.

It was determined that all the utilities for 76 Bailey Road would remain on 76 Bailey Road if the Board agreed to the proposed split and merge.

Chairman Ferguson stated that the plans need to show the side setbacks for the existing buildings from the proposed new lot lines.

A discussion followed on the zoning of the property.

Chairman Ferguson stated that before the Board could act on the application the applicants will need to provide the Board with a survey map of both properties showing the above items as set out above.

Miscellaneous business:

Larry Gursslin asked if the Board has seen the feasibility trail study done on the old Hojack Line. A discussion followed on this and the Chairman explained to Mr. Gursslin that the Town Board would be the Board who would have to approve of any agreement for this.

Mr. Gursslin also asked for an update on North Parma Station. Mr. Scibetta reviewed with him the status of that application.

There being no further business, Mike Reinschmidt made a motion to end the meeting at 8:04 pm, and Mark Acker seconded the motion. Motion carried unanimously 4-0. (Mike Ingham absent).

Respectfully submitted,

Maureen L. Werner, Recording Secretary