

Town of Parma Planning Board
March 19, 2018

Members present: Chairman: Tod Ferguson
Executive Secretary: Dennis Scibetta
Bob Pelkey
Mike Ingham
Mike Reinschmidt
Mark Acker

Public Present: J.J. Waugh, Eric Geoca

Meeting called to order: 7 p.m.

A motion was made by Mike Reinschmidt to approve the meeting minutes from the 3/1/18 meeting as presented. The motion was seconded by Bob Pelkey. Motion carried unanimously (4-0, Mike Ingham absent).

CONTINUING BUSINESS

149 Dean Road

Site Plan

Mr. Edmund Martin from LandTech Surveying brought the updated plans for this single family home. The ingress, egress, and utility easement have been filed on 3/1/18. The nearest fire hydrant location has been added to the plans as requested.

The following signatures have been obtained:

Monroe County Water Authority:	March 5, 2018
Monroe County Department of Health:	March 7, 2018
Town of Parma Engineer:	March 9, 2018

A motion was made by Bob Pelkey to grant final approval for this single family home, motioned seconded by Mark Acker. (Motion carried unanimously 5-0).

Sandalwood Subdivision

24 lots

1904 North Union Street

Kris Schultz presented the updated plans for the subdivision to the Board.

The Board did receive a letter from Chatfield Engineers dated 3/19/18 which Chairman Ferguson read to the Board.

The concerns from the engineer in regards to the roadway have been addressed. Chatfield does have the following new concerns:

1. Update the Stormwater Pollution Prevention plan.
2. Sight distance table should include the required distances and the distance available.
3. The revision blocks should be updated.
4. An estimate for the letter of credit and easements should be provided for review and approval.

Chairman Ferguson did meet with the Town Board in regards to the NYS section 278 request. The consensus of the Town Board is that it is the Planning Boards decision to grant this request.

Discussion was held in regards to this. The Board has concerns with size of homes to be built, size of leach fields, sizes of accessory buildings.

Mr. Schultz told the Board that all the houses will be labeled on the plans up to 4 bedrooms. If a family were to add more bedrooms, then the plans will be updated and brought to the Board for review. There will be no ability to split lots once they have been drawn. A potential buyer would be able to purchase 2 lots if they desire. They plans will also be brought to the Zoning Board if variances are needed.

There being no further questions at this time from the Board, the long form of SEQOR type 1 was reviewed. Using information from part 1, the Planning Board answered questions 1-18 on part 2. All questions were answered with "No or small impact may occur" on part 2.

Following this, Mark Acker made a motion to grant a Negative Declaration to the proposed Sandalwood 24 lot subdivision, seconded by Mike Ingham. Motion carried unanimously 5-0.

A motion was then made by Mike Ingham to grant preliminary approval to the Sandalwood 24 lot subdivision, seconded by Mark Aker, Motion passed (4-1 Mike Reinschmidt nay).

Mr. Schultz advised the Board that he will be submitting the Section 1 plans to the appropriate departments for comments.

MISCELLANEOUS

4704 West Ridge Road Property Split

The drawing present to the Board is not an engineer's drawing. The Board will require a drawing to be submitted by an engineer.

There being no representatives of this action available for questions, Mike Reinschmidt made a motion to table this action without prejudice, seconded by Mike Ingham. Motion carried unanimously (5-0).

958, 960, and 962 Clarkson Parma Townline Road Property split and merge

The proposal presented consists of splitting 40 feet of road frontage from 958 Clarkson Parma Townline Road, merging it to 962 Clarkson Parma Townline Road. Then merge remaining 60' x 225' parcel with 960 Clarkson Parma Townline Road. Finally a split of 215.50' x 242 ' parcel from 960 Clarkson Parma Townline Road to merge with 962 Clarkson Parma Townline Road.

Due to the multiple requests of splitting and merging of parcels, and Richard Maier of Maier Land Surveying not in attendance at the meeting, a motion was made by Mark Acker to table these actions without prejudice. Seconded by Bob Pelkey. Motion carried unanimously (5-0).

There being no further business to discuss a motion was made by Mike Reinschmidt to adjourn the meeting at 8:20 p.m. Seconded by Mark Acker. Motion carried unanimously (5-0).

Respectfully submitted,

Diane Brisson,
Town of Parma
Planning Board
Recording Secretary.