

Town of Parma Planning Board
April 5, 2018

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

Members absent: Bob Pelkey

Public Present: Mary Steblein, Anthony D'Ambra, David Norbut, Scott Abbett, Richard Maier

Meeting called to order: 7 p.m.

A motion was made by Mike Reinschmidt to approve the meeting minutes from the 3/19/18 meeting as presented. The motion was seconded by Mike Ingham. Motion carried unanimously (4-0, Bob Pelkey absent).

CONTINUING BUSINESS

958, 960 and 962 Clarkson Parma Townline Road Property Merge and Split

Richard Maier showed the Board plans to develop a building lot that conforms to Town codes and gain access to a land locked parcel by splitting and merging sections of the properties listed.

There being no questions or concerns from the Board, Mark Acker made a motion to split 40' x 225' section from tax account 31.03-2-57 and merge with tax account 31.03-2-58. Seconded by Mike Reinschmidt. Motion carried unanimously (4-0 Bob Pelkey absent).

Mark Acker then made a motion to split 215' x 242' from lot 31.03-2-25.001 and merge with lot 31.03-2-57 to make a new lot. Seconded by Mike Reinschmidt. Motion carried unanimously (4-0 Bob Pelkey absent).

Lastly Mark Acker made a motion to merge tax account 31.03-2-025.001 with tax account 31.03-2-58. Seconded by Mike Reinschmidt. Motion carried unanimously (4-0 Bob Pelkey absent).

124 Moul Road Subdivision

This was previously approved by the Board, but the map was not signed. Chairman Ferguson signed the map at this meeting.

1682 Hilton Parma Corners Road Solar Farm Facility

David Norbut updated the Board on the project. He stated that the New York State Public Safety Committee states that if there are 2 sets of solar panels on the same lot but separated they should be subdivided into 2 different properties. He stated that he believes this is going to be changed to state

that it needs to be subdivided if it is a greater than a 5 Mega Watt facility. This facility will not be that large, so the hope is that they will not need to subdivide this.

Chairman Ferguson has concerns about having 2 land locked parcels if there is a need to subdivide.

Dennis Scibetta stated that there will be an easement to the road attached to both parcels if subdivide is needed.

Discussion on flag lots , easements, ingress and egress for this project, borders and ,landscaping ensued.

Mr. Norbut also advised the Board that the plans for a multi-use facility to include apartments and a group room facility had been decreased to a total of 24 rental units with a total of 65 bedrooms, with the group room. This part of the project would be on the front of the property facing the road. They have not made any plans to present to the Board for this part of the project as of yet, but he just wanted to the Board to be aware of what they were thinking and to get any input from them.

Chairman Ferguson asked how this parcel was zoned. Mike Reinschmidt stated it was Rural residential. Chairman Ferguson asked about ability to put rental properties in this type of zoning.

Dennis Scibetta stated that they will have to look into what is allowed and what variances would be needed, but at this point there have been no plans presented for review.

The Board thanked Mr. Norbut for his updates and will be happy to review all plans once they have been submitted.

833 Manitou Road

Rochester Gas & Electric site plan

Mary Steblein presented to the Board the updated plans with the changes requested at the last meeting including the landscaping plan with screening for the houses across the street from the facility.

Mike Ingham stated that he has worries about the changes to the drainage on the property with the addition of the roadway. He is concerned that there will be increased drainage and wetness on this site and the properties around.

Discussion ensued about the best way to decrease this possibility.

The Board asked Mary to add to the plans that they driveways and roadways in the substation will be lined with a permeable material and gravel will be used instead of asphalt to help alleviate a potential problem with increased drainage in the area.

The Board had no concerns with the added landscaping notes on the plans.

Mary will make these changes and bring them back to the Board for final approval.

1904 North Union Street

24 Lots

Sandalwood Subdivision

Kris Schultz advised the Board there was nothing new to discuss at this time.

MISCELLANEOUS

4895-4925 West Ridge Road

2 lots

Property Merge

Kris Schultz presented to the Board plans to merge these 2 lots to 1. The current owners want to merge the property as they planning on developing more of it with an expansion of the current church, parking lot, adding outside play ground and picnic facility. They will be working on the storm sewer system to improve the current drainage on the property. They would like to move the leach field , expanding parking area, and entrance onto Ridge Road West.

Chairman Ferguson asked about the current existing structure on the property at 4925 West Ridge Road.

Mr. Schultz told the Board he believes this will be taken down, as it is an old garage facility and they are not currently using it for anything but storage.

There being no further questions or concerns, Mike Reinschmidt make a motion to merge tax account 72.02-03-1 (4895 Ridge Road West) to tax account 72.01-03-68.1 (4925 Ridge Road West) with the condition that the existing building on 4895 be taken down within 6 months. The motion was seconded by Mike Ingham. Motion carried unanimously (4-0 Bob Pelkey absent).

753 Manitou Road

Solar Facility

Anthony D’Ambra brought in the final plans for the Board to review and grant SEQR to.

The Board reviewed the plans of this 38.8 acre parcel with plans to build a solar facility on.

There being no further questions at this time from the Board, the unlisted project form for SEQR type 1 was reviewed. It is noted on the SWIP application that the parcel is home to the Northern long eared bat, which is an endangered species. They have been given approval to remove trees that the bats nest in only at specific time of the year. Using information from part 1, the Planning Board answered questions 1-11 on part 2. All questions were answered with “No or small impact may occur” on part 2.

Mark Acker made a motion to grant a Negative Declaration on SEQR to the solar facility project on 753 Manitou Road, motion seconded by Mike Reinschmidt. Motion carried unanimously (4-0 Bob Pelkey absent).

Mr. D’Ambra asked the Board to provide a letter stating that all requirements of the Board had been met for the project so that he could submit this to the financiers of this project.

Denis Scibetta stated that he would prepare this and let Mr. D’Ambra know when it is ready.

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 (4-0 Bob Pelkey absent).

Respectfully submitted,

Diane Brisson,
Town of Parma
Planning Board
Recording Secretary.