

Town of Parma Planning Board
November 1, 2018

Members present:

Chairman:
Executive Secretary:

Tod Ferguson
Dennis Scibetta
Mark Acker
Mike Reinschmidt
Bob Pelkey
Mike Ingham

Public present:

Matt Tuttle, Iuda Boyko, Megan Cardella, Pedro Delgado, Sammy Carla, Will North, Emma Freeman, Rachel Knittel, Nick Kuhn, Anna Vinch, Christian Roth, Nick Grasso, Bill Knittel, Karla Tackley, Brennan Callen, Emma Garver, Emma Garver, Brooklyn Schneider, Mallory Gudnno, Mikayla Provost, Chloe Houser, David Matt (Schultz Associates), Jerry Glogowski (Glogowski Surveying), A.J. Barea (A.J. Barea, L.S.)

Meeting started at 7:02 p.m.

A motion was made by Bob Pelkey to approve the minutes from the October 15, 2018 meeting as presented. The motion was seconded by Mike Ingham. Motion carried unanimously 5-0.

CONTINUING BUSINESS

Sandalwood Subdivision

Section II

David Matt from Schultz Associates stated that the Board had given the overall plans for this subdivision preliminary approval. They are now looking for final approval for Section II. The plans as presented tonight are the same as presented at the preliminary overall approval meeting. Mr. Matt stated that they are looking for final approval for Section II because they want to get the water services in before they put in the blacktop and binding on the roads.

Chairman Tod Ferguson asked if Mr. Matt had signed plans from the other authorities. Mr. Matt stated he did not have signed plans but that he received an email from the Town Engineer and the Health Department stating that they were ok with the plans and would sign upon presentation of plans. It appears that the Monroe County Water Department is waiting for the placements to be updated for tap locations on the plans before their approval. Dennis Scibetta confirmed that he had received notice from all referring agencies that they have seen the revised plans and were in the process of signing same.

Mike Ingham stated that he does not have a problem giving final approval to this portion without signatures because an overall preliminary approval was granted for the entire subdivision and this was just for the Section II.

Dennis Scibetta stated that it was better to get this done now and have the water put in before the roads were blacktopped and binder put down.

The Board agreed because all referring agencies have stated they are ready to sign this Section II, they will give contingent final.

A motion was made by Mark Acker and seconded by Mike Ingham to grant final approval contingent upon the letter of credit being established with the Town. Motion carried unanimously 5-0.

NEW BUSINESS

245 Curtis Road

Matt Tuttle from Schultz Associates presented to the Board, a plan to split this 44-acre farm lot into three separate tax account numbers. The first being a 5.3-acre lot which the applicant is looking to build a house on. The second is a 3.286-acre lot to the center of the road and the third is a 35.272-acre lot.

Chairman Tod Ferguson asked if the plan showed the exact location for the well for property located at 348 Bennett Road as the Board wants to make that the proposed septic would not be encroaching on the well for 348 Bennett Road.

Mr. Tuttle stated he was not sure where the well was for 348 Bennett Road.

Chairman Tod Ferguson asked that he locate and place that on the map.

Mike Ingham asked why the lots were so oddly shaped.

Mr. Tuttle stated it was to keep the pond on the lot where the home was to be built.

Chairman Tod Ferguson asked if the proposed lot "B" meets zoning requirements as a building lot.

Mr. Scibetta stated it does not. It requires 3-acres.

Mark Acker asked if there was access to the farm land for the farmer to get to the 35.272-acre lot.

Mr. Tuttle stated there is access off Bennett Road.

Chairman Tod Ferguson asked if the distance from the proposed house to the nearest hydrate is on the plans.

Mr. Tuttle stated he did not know.

Mr. Ferguson stated that he will need to locate the nearest hydrate and place that distance on the plans.

A discussion followed on the possibility of the need for fire suppression.

Mike Ingham asked why the Engineer is proposing to make Parcel B.
Mr. Tuttle stated that is what the client wanted.

Mark Acker stated it would be better to square off both lots, perhaps moving the pond to the other side.

A lengthy discussion followed regarding this.

The Board was very confused as to why the applicant and the Engineer would design the third "Parcel B" as they have. As it is a very odd lot and the applicant is creating a self-created hardship by creating a lot that does not meet zoning and would require a variance in the future if he wanted to do anything with said lot.

Dennis Scibetta asked about water service in this area.

Mr. Tuttle stated it is public and the water service runs across the front of the lot at the road.

Supervisor Barton stated that there may be a need to station the driveway.

Chairman Tod Ferguson stated a bump out will be needed for the driveway also.

A discussion followed in regard to the driveway and proposed design.

Dennis Scibetta stated that the delineation of the wetlands on the property will need to be placed on the site plans.

Bob Pelkey asked if there were any plans for Parcel B and why the applicant is not looking for two lots instead of three.

Mr. Tuttle stated that they had gone over several different designs of the parcel with the client and this is what he has asked for and that it appears they are still going to farm Parcel B.

After a lengthy discussion on the above, the Board stated that they have some concerns with regards to this proposed design and they would like the Engineer to go back to the client and redesign.

Chairman Tod Ferguson reiterated to Mr. Tuttle that there is not conceptual approval for this plan at this time.

4975 Ridge Road West & 2 Loretta Drive

Jerry Glogowski presented to the Board a plan to subdivide a triangular shaped parcel from the northeast portion of 4975 Ridge Road West and merge said property with the property located at 2 Loretta Drive.

Mr. Glogowski stated that the owners of 2 Loretta Drive had inadvertently placed a large portion of their circular driveway on the property owned by John McNall Properties, LLC at 4975 Ridge Road West.

The owners of 4975 Ridge Road West have agreed to split off that portion of property and sell it to the owners of 2 Loretta Drive.

Chairman Tod Ferguson asked Mr. Glogowski if he knew where the leach field was for the buildings located on 4975 Ridge Road West.

Mr. Glogowski stated he was not sure.

Chairman Tod Ferguson stated that Mr. Glogowski will need to add that information to the plans as well as the total area that will be left at 4975 Ridge Road West once that portion has been subdivided and merged with 2 Loretta Drive. Also, he will need to put on the plans the exact acreage of 2 Loretta Drive once that property has been merged.

The Board agreed once that information had been placed on the plan, they would again revisit this application.

A motion was made by Bob Pelkey and seconded by Mike Reinschmidt to table the application until such time as the required information has been placed on the plans. Motion carried unanimously 5-0.

1358 Hilton Parma Corners Road

A.J. Barea was present at the Board proposing to split this property into 2 lots. Lot 1 will be 4.75-acres and will contain the current home and accessory buildings. Lot 2 will be 23.189-acres.

Mr. Barea stated that the septic for the current home is located just north of the home.

Mike Reinschmidt asked if there were any concerns with the septic.

Mr. Barea stated there were none.

Chairman Tod Ferguson asked what the zoning of this property was in.

Mr. Scibetta stated it was AC and the proposed lots both conform to zoning.

Mike Reinschmidt asked Mr. Barea if the applicant had any future plans for Lot 2.

Mr. Barea stated that he does have plans to develop it in the future.

After a short discussion, a motion to split the property as shown on the presented plan at tonight's meeting was made by Mike Reinschmidt and seconded by Mark Acker. Motion carried unanimously 5-0.

The Board then took questions from the students in the audience and answered all of their questions.

There was a small discussion regarding the two solar farms that are being developed at this time and the status of their development.

Supervisor Barton stated that on November 29, 2018, the Town will be training employees in regard to violence and sexual harassment and asked for the Planning Board and Zoning Board Members to attend if they are available as they are required to take the training.

Supervisor Barton also stated that they are in the process of interviewing for alternate Board Members and the status of that interviewing process.

There being no further business to discuss, ***a motion was made by Mike Reinschmidt to adjourn the meeting at 8:00 p.m. Seconded by Mark Acker. Motion carried unanimously 5-0.***

Respectfully submitted

Maureen L. Werner for
Diane G. Brisson, Recording Secretary