

Town of Parma Planning Board
November 19, 2018

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

Public Present: Justin Kellogg, Joe Ardietz (Vanguard Engineering P.C.),
Dave Norbit, Dave Mattucei, Steve Zajac, Daryl Maslanka,
Richard Maier (Maier Land Surveying), Tim Carr and
Matt Tuttle (Schultz Associates)

Meeting started at 7:00 p.m.

A motion was made by Mike Reinschmidt to approve the minutes from the November 1, 2018 meeting with the following corrections:

- 1. On page one under continuing business, Sandelwood Subdivision to be correctly spelled as Sandalwood Subdivision.**
- 2. The following sentence to be added at the end of the second paragraph, "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."**

Mark Acker seconded the motion. Motion carried unanimously 4-0. Mike Ingham absent.

CONTINUING BUSINESS

245 Curtis Road

Matt Tuttle from Schultz Associates presented to the Board, revised plans for this conceptual application. Mr. Tuttle stated that after reviewing the Boards comments with the owner, he has agreed to revise the proposed subdivision into two lots instead of three lots. The parcel along Bennett Road has been absorbed into the building lot. Mr. Tuttle stated that the driveway has been stationed and the hydrant distance has been placed on the plan.

After a small review, it is the consensus of the Board to grant conceptual approval on these plans as presented and allow the applicant to send them out to the referral agents for their review.

NEW BUSINESS5112 Ridge Road WestCommercial Site Plan

Timothy Carr presented to the Board, plans for 5112 & 5114 Ridge Road West. Mr. Carr stated that 5114 Ridge Road West is currently a land locked piece of property. Currently, Mr. Carr has an agreement with the owner of 5114 Ridge Road West to allow him to use the approximate 2 acres for storage of landscape material on their commercial zoned portion of 5114 Ridge Road West.

Mr. Carr stated that he would like to purchase these 2 acres from the current owner and merge it into his property at 5112 Ridge Road West.

A discussion followed in regards to the zoning of the 2 properties.

Chairman Ferguson asked if there was an easement between the 2 properties.

Mr. Carr stated there was.

Mark Acker asked if there were any plans to place any additional structures on the property.

Mr. Carr stated no, they will continue to use it as currently used.

Chairman Ferguson asked if there were any wet lands on the property.

Mr. Carr stated there were none.

Chairman Ferguson reviewed with the applicant what the Board would like to see on the plans.

Chairman Ferguson also stated there would be a need for an ingress/egress access to the back property.

1682 Hilton Parma Corners RoadMulti Residential Structures

Dave Norbit and Joe Ardieta were present for this application.

Mr. Norbit and Mr. Ardieta presented to the Board proposed plans for this application. Mr. Ardieta explained to the Board that the conventional plan for this property would be 29 lots with 3 cul-de-sacs disturbing 60 acres of land. These proposed plans have 1 cul-de-sac, keeps the wood lot in tact with only 7 acres of disturbance and there would only be 20% impervious land on those 7 acres.

Mr. Ardieta stated that they considered the traffic impact in regards to this proposed subdivision and with the current proposed application, there would be less impact on Hilton Parma Corners Road.

Mr. Ardieta stated that the applicant is proposing two-bedroom units and the units would be of different styles and colors to break up the subdivision.

Chairman Tod Ferguson asked if the units would be townhomes, condos or apartments.
Mr. Norbit stated they will be townhomes and they will be rentals.

Mr. Norbit stated he proposes to keep the property as one tax account number.

There was a discussion in regards to the public/private road.

Mr. Norbit stated that further discussions will be needed in regards to the public/private road. Some of the issues to be discussed are one access point, asking to have public service on a private lot and if the road can be given to the Town for maintenance if it is on a private road.

Chairman Ferguson asked what the utilities would look like.
Mr. Norbit stated it will be one lot, a privately-owned service.

A discussion followed on other options.

Mr. Ardieta asked for the road specs for the Town of Parma Building Regulations.
Mr. Scibetta stated he would send the town specs to the engineer.

Chairman Ferguson stated the conceptual does not include ponds for water retention.

A discussion followed in regards to this.

Chairman Ferguson asked if the applicant would be willing to make the agricultural/wooded areas forever agricultural.
Mr. Norbit stated that he would look into that.

Mike Reinschmidt asked if the residencies were all going to be rental. As he thought in the previous discussions, the owner had said there would be a mix of rental and individually owned homes.

Mr. Norbit stated no, it was always going to be rentals.

Dennis Scibetta stated that it was always the intent to keep the properties rental, just the type and amount of units have changed.

Chairman Ferguson asked if they were proposing handicap accessible residencies.
Mr. Norbit stated that they are looking to make the residences "aging in place" homes.

Chairman Ferguson stated that the proposed architectural's that the applicant had provided to the Board look more aesthetically pleasing than apartments.

Mr. Norbit stated that they are going the extra step and mile with these buildings.

Mark Reinschmidt asked if the septic design was staying the same.

Mr. Ardieta stated yes, the septic design was already reviewed and approved by Monroe County Health Department.

Chairman Ferguson asked if they were planning to file an Article 278.

Mr. Norbit stated he was.

Chairman Ferguson asked if they were planning on any landscaping.

Mr. Norbit stated yes on the lots and screening at Hilton Parma Corners Road.

Mr. Norbit also stated he would be using a lot of existing plantings.

Mark Acker asked if the applicant is proposing to have street lighting.

Mr. Norbit stated he is hoping to minimize the lighting, he just wants to put lights on the house.

A discussion followed.

Mr. Scibetta stated the Town would be more concerned with the street entrance being lit than the street.

Mike Reinschmidt asked if the applicant was proposing sidewalks.

Mr. Norbit stated that he was hoping that he would not have to put in sidewalks as this would be less impervious surface.

A discussion followed on same.

Dennis Scibetta asked if the owner will benefit from the solar farm.

Mr. Norbit stated that they are in the process of applying for that.

Mr. Norbit stated that this is a green space subdivision. There is less infrastructure, less disturbance to the area and a less burden on the planet.

Mark Acker asked if the tenants would have access to the green space.

Mr. Norbit stated they will have access to the green space areas.

A discussion followed on the green space area.

A discussion followed on the appropriate sizing of the proposed road and if sidewalks would be needed.

Mr. Norbit stated he would like to look into seeing if there was a green option that he could make with the Town to trade off with not putting in sidewalks to keep the subdivision greener. He stated he would be contacting the Town to discuss further.

Chairman Ferguson asked that for the benefit of the community, would like applicant to be putting a sign setting out the benefits of a solar farm and how it benefits the community along the green space area.

Mr. Norbit stated that he is marketing to individuals who make their decisions based on the benefit to the environment.

A discussion followed as to a community garden.

Chairman Ferguson reviewed with the applicant what would be required in order to apply for an Article 278.

Chairman Ferguson stated the developer needs to make some decisions on how they want to move forward with the above discussion and bring in plans with their final decisions for conceptual approval.

Mike Reinschmidt also stated the developer should think about a lighting plan.

A discussion on types of lighting followed.

A discussion followed on the status of the solar farm.

Pine Hill Estates1684 Pine Hill Road- 23 Lots

Richard Maier along with Justin Kellogg and Kevin Brongo were present for this application.

Mr. Kellogg presented to the Board, a plan showing a 24-lot subdivision on a 16-acre parcel.

Mr. Kellogg stated that the property is currently zoned median density residence. The plans show 23 proposed lots along with 1 original existing home.

Chairman Ferguson asked if the corner lots meet the corner lots setbacks.

A discussion followed in regards to corner lot setbacks as required by the Town of Parma.

Pine Hill EstatesContinued

A discussion also followed on how the applicant could make modifications to the plans to bring the lots to meet the current corner lot setbacks.

Chairman Ferguson asked the engineer to reconfigure and get a better idea as to how the lots would fit into the code.

Chairman Ferguson stated the Board needs more details before any conceptual approval can be granted.

Chairman Ferguson also stated that the engineer needs to show where the septic is and where the expansion area is for the current home.

Miscellaneous4975 Ridge Road West and 2 Loretta Drive

Dennis Scibetta submitted to the Board revised plans for this split and merge. The plans do not delineate efficiently where the septic system for the building located at 4975 Ridge Road West. The Board cannot tell if the septic encroaches onto the property they are requesting to be split off and merged with 2 Loretta Lane.

The Engineer did label the acreage but the Board cannot determine if it was before or after the split merge. The total acreage being split from 4975 Ridge Road West was not shown on the map.

The Board again requested the engineer to delineate the septic for the existing building at 4975 Ridge Road West on the plans (should be shown just like he has the septic for 2 Loretta Drive on the plans). The Board is also asking the engineer to place the original area of the properties on the plan and the areas of the properties to be after the split and merge.

Sandalwood SubdivisionSection II

Dennis Scibetta presented to the Board plans with the following signatures, the Town Engineer- November 7, 2018, Monroe County Health Department- November 7, 2018, Monroe County Water Authority- November 5, 2018.

Dennis Scibetta stated that the Letter of Credit has been established and accepted by the Town Board.

Chairman Ferguson signed the plans per the approval at the last meeting.

There being no further business to discuss, **a motion was made by Bob Pelkey to adjourn the meeting at 8:23 p.m. Seconded by Mark Acker. Motion carried unanimously 4-0. Mike Ingham absent.**

Respectfully submitted

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