

The houses will be set back approximately 600 feet from the road. The driveways meet the Town Code for the length of the driveways.

Mark Acker asked about the position of the house to be built on lot 2, it appears to be right in the middle of a wooded area.

Kris advised that it what the client is asking for.

There being no further questions or concerns by the Board, Acting Chairman Bob Pelkey read the Legal Notice for this Public Hearing. The hearing was opened at 7:18 pm. There was no public present with questions or concerns and the hearing was closed at 7:19 pm.

Part 1 of the SEQR for this project was reviewed and read by Dennis Scibetta. Dennis then read and reviewed questions 1-11 on Part 2 of the SEQR. All questions 1-11 were answered small or no impact.

There be no further concerns or questions, **Mike Reinschmidt made a motion to give a Negative Declaration to the 3 lot Friedo Subdivision at 1025 Peck Road, with 2 lots being built on at this time. Daryl Maslanka seconded the motion. Motion carried unanimously 5-0 Tod Ferguson absent.**

CONTINUING BUSINESS

Wilder Estates Subdivision

Section 10/Townhomes

468A Wilder Road

Kris Schultz presented to the Board updated plans for a proposed 35 lots with 17 duplex buildings and one single lot. The 17 duplex buildings will be each be separated by a property line, making 35 proposed lots, which the Town advised when the plans were originally brought in. These will be ranch style homes with 2 car garages on each side. The plan is to have the garage on one side of the duplex be a front entrance and the other garage to be a side entrance, to help break up the architecture of the buildings. The proposal shows 2-bedroom units with one large bedroom and one smaller.

Kris advised the Board at this time, they are planned to be rental units, but they could be sold individually in the future if the developer so chose. If this were to happen, then a homeowner's association would need to be set up legally.

Mike Ingham asked if there had been a study on the traffic impact from this subdivision?

Kris advised that the Department of Transportation feels that there would be no greater impact than if there were 18 single homes built on the lots. He also added that the lots that will face Wilder Road will have a berm added to them so that they are not sitting right on the road.

The Board is concerned about the number of proposed units.

Kris advised that they are within the Town Codes.

The Board agreed to have the plans sent out for comment.

Part 1 of the SEQR for this proposed project was read by Acting Chairman Bob Pelkey. Part 2 of the SEQR was read by Acting Chairman Bob Pelkey, with answers to questions 1-11 being small or no impact.

There being no questions or concerns regarding this project, **Mark Acker made a motion to declare a Negative Declaration to the Type 2 action for the proposed project of Section 10 of Wilder Estates subdivision. Seconded by Mike Ingham. Motion carried unanimously 5-0, Tod Ferguson absent.**

PUBLIC HEARINGBronson Subdivision1 Lot1025 Peck Road

John Drury presented to the Board the plans for this 1 lot subdivision at the opposite end of the Property at 1025 Peck Road.

John states that these plans have been sent out for comment and all concerns have been addressed. There were no comments for the Board to review. John did, however, have an email from Steven Metivier, Army Corps of Engineers which that that there would be no impact to the wetlands delineated on this property.

Dennis Scibetta also had a letter from the Town Engineer regarding this project and this was reviewed by the Board. The Board is requesting that the following are added to the plans:

Owners name and address, Ag data statement, Standard Town Notes, grading to be added to the plans, location of utilities shown on plans, driveway cover.

Acting Chairman Bob Pelkey read the Legal notice. The public hearing was opened at 8:01 pm. There being no public present with comments or concerns, the hearing was closed at 8:02 pm.

Due to John not having received the Town Engineers notes, therefore, not being able to make corrections or changes to the plan, **a motion as made by Mark Acker to table this proposed project at this time without prejudice, seconded by Mike Ingham. Motion carried unanimously 5-0 Tod Ferguson absent.**

NEW BUSINESSArdillo Subdivision5 lots269 Parma Center Road

Kris Schultz presented to the Board the proposed 5 lot subdivision which is located east of the Town Hall. These would be sizeable lots:

Lot #1 3.03 acres, this would be facing Parma Center Road and be a stand-alone plot.

Lot #2 4.56 acres entrance on private drive.

Lot #3 46.79 acres, entrance on private drive and to be used for a horse stable and farming.

Lot #4 20.57 acres entrance on private drive.

Lot #5 10 acres entrance on private drive.

Kris advised the Board that they are working with the Monroe County Water Authority to have a water main located at the property to provide fire hydrants to allow for fire protection.

There is a wetland on the property, but Kris advised there should be no disturbance to this.

Mike Ingham made a note that he is concerned with losing another 84 acres of farmland to a residential development.

The Board will allow the plans to be sent out for comments and revised as necessary for preliminary approval.

Commercial Site Plan4702 West Ridge Road

Kris presented to the Board a conceptual plan for this commercial property. The property is owned by Braemar County Club. It is the empty lot on West Ridge Road between the Mazda car dealership and

Sullivan's. The business owner would like to use the property to store and sell sheds. This lot is zoned highway commercial. There would be no added lighting or signage to the empty lot. There would be no added permanent building, as well as no need for grading, water, utilities. There is already a large paved area on the property. The business owner will be responsible for keeping the lot clean and neat.

Mark Acker raised a concern about the presentation and how it would look to the public passing by.

Kris advised that as it stands now, this is a one-year lease only.

The Board will allow the plans to be sent out for comment. The plans should come back with all comments addressed and the business owner should present a business plan for the area.

Fallone Subdivision 4 lot subdivision 490 Peck Road

Ed Martin presented to the Board these plans for a 4-lot subdivision. The lots all meet Town Codes for building lots. This is a 69-acre property. These lots will have public water, septic service, on a parkway road. Ed is working with Monroe County Water Authority to have a water main, which will allow for fire hydrants for fire protection. The 2 southern lots will be modified raised septic systems, as these are closest to the road. The northern lots will be inground.

The homes would be at most 1450 feet off of the road.

The Board advised if they are that far from the road, they may require sprinkler systems if they are not able to obtain permission for a water main and fire hydrants.

The 2 southern lots will share a driveway, to limit curb entrances from Peck Road.

Ed stated that he had sent the Ag statement to Dennis Scibetta.

Mike Ingham again raised concerned about the loss of agricultural land that is currently being farmed.

Board will allow the plans to be sent out for comment, then revised to address all comments prior to preliminary approval.

PUBLIC HEARING

Commercial Site Plan 5324 West Ridge Road

The representative from Marathon Engineer was late to the meeting and this item was pushed back on the agenda.

He presents to the Board plans for MLK properties to add a 4000 square foot edition to its existing commercial property at this site.

He presented to the Board a letter dated 2/17/2020 that states the project is not within 500 feet of agricultural property and therefore, does not need an Ag note on the plans. He also stated that there are no county monuments on the land/roads near the project. The handicap parking spots have been added to the plans.

The Board reviewed the updated plans. There being no questions or concerns, acting Chairman Bob Pelkey read the Legal Notice.

The Public Hearing was opened at 8:50 pm. There being no public present with comments, the Hearing was closed at 8:51 pm.

Acting Chairman Bob Pelkey, reviewed part I of the SEQR. The Board then proceeded with Part 2 of the SEQR for this project. All questions 1-11 were answered little or no impact.

Mark Acker made a motion to declare a Negative Declaration for the Type 2 action of a commercial site plan at 5324 West Ridge Road. Seconded by Mike Ingham. Motion carried unanimously 5-0 (Tod Ferguson absent).

There being no further questions or concerns, **Mark Acker made a motion to grant Preliminary approval to this commercial site plan at 5324 West Ridge Road. Mike Reinschmidt seconded the motion. Motion carried unanimously (Tod Ferguson absent).**

MISCELLANEOUS

Commercial site plan

5520 West Ridge Road

Dennis Scibetta discussed with the Board that Sal Cammarata the owner of the property wants to move the stored sheds on the property from the front to the back of the property. There will be no changes in lighting, signage, or any other changes.

The Board had no concerns or issues with this plan.

There being no further business to discuss or concerns to address, **a motion was made by Mark Acker to adjourn the meeting at 9 pm. Seconded by Daryl Maslanka. Motion passed unanimously 5-0 (Tod Ferguson absent).**

Respectfully submitted,

Diane Brisson, Recording Secretary
Town of Parma Planning Board