

Town of Parma Planning Board
March 16, 2020

Members Present:

Chairman:
Executive secretary:

Tod Ferguson
Dennis Scibetta
Mike Ingham
Mike Reinschmidt
Daryl Maslanka (ALT)
Bob Pelkey
Mark Acker

Members Absent:

Meeting called to order: 7 pm by Chairman Tod Ferguson

Public Present: Noah K., Martin Fetzner, Alaine Flynn, Matt Brooks, Ellen Horbachewski, Wendy Meagher

PUBLIC HEARING

Commercial Site Plan

1241 Hilton Parma Corners Road

Ellen from Meagher Engineering presented to the Board updated plans for a Commercial Site plan along with comments that they have received for the property from outside agencies, Monroe County Health Department, Town of Parma Engineers, and preliminary comments from the Department of Transportation.

This is a 1.5 acre property already zoned commercial. The plans call for 2 retail spaces, with 2 one bedroom apartments on the second floor, along with public storage behind the retail building, and a private building related storage barn.

They have submitted the plans to the Monroe County Water Authority and are awaiting comments back. They did receive comments from the Monroe County Department of Development and Planning. All comments have been addressed. The driveway has been changed from 2 separate driveways to one 24 foot wide driveway. They have added lighting and landscaping information to the plans. They have added septic dimensions and building materials.

The public storage will have limited hours of access. Discussion ensued on how this will be controlled and handled. No final answer was decided at this time.

There was discussion on if the driveways and parking areas have appropriate material to allow for adequate drainage. They will be putting a layer of fabric down and then adding crush run on top of this. The Board agreed that this should allow for appropriate drainage.

Chairman Ferguson read the Legal Notice and opened the Public Hearing at 7:11 pm. The public presented asked to have an overview of the project. Ellen H., gave the public this information. It was also explained that the architecture of the buildings will be designed to fit in with the other buildings in the area. There was a question on the Town Codes in regard to the apartments on the plans.

Dennis Scibetta advised that the Town Code states that there can be a one apartment above a retail space. Because these 2 retail spaces are separated by a fire wall, they become 2 separate spaces. Therefore the 2 apartments are within the Town Codes.

There being no further comments or concerns, the Public Hearing was closed at 7:30 pm.

Chairman Ferguson reviewed part 1 and went through the questions on Part 2 of the SEQR. Questions 1-11 were all answered little to none. The plans conform to the Town Codes.

Bob Pelkey made a motion to declare a Negative Declaration for the unlisted project for the commercial Site plans for 1241 Hilton Parma Corners Road. Seconded by Mike Reinschmidt. Motion carried unanimously 6-0.

There being no further questions or concerns, **Mark Acker made a motion to grant preliminary approval to the Commercial Site Plans at 1241 Hilton Parma Corners Road. Seconded by Mike Ingham. Motion carried unanimously 6-0.**

CONTINUING BUSINESS

Subdivision	1 Lot	1025 Peck Road
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Noah K. presented updated plans to the Board for this one lot subdivision. Comments have been received and plans show the requested updates from the Town Engineer, Monroe County Water Authority, Monroe County Department of Planning and Development. This lot is on the west side of the parent property.

The wetlands which are on the far back of the property were added to the plans. There will be no disturbance to these. The Ag note has been put on the plans. Erosion and sediment controls have been added to the plans.

The wooded areas and tree removal information need to be added to the plans.

Noah advised the Board that there is a minimal number of trees on the lots but all of this will be added.

Chairman Ferguson reviewed the comments and the Town Engineer and Monroe County Department of Planning's have all been addressed.

Chairman Ferguson reviewed Part 1 of the SEQR. Part 2 of the SEQR was completed. Questions 1-11 were answered little or none.

Bob Pelkey made a motion to grant a Negative Declaration for the Type 1 one lot subdivision at the west side of 1025 Peck Road. Seconded by Mike Reinschmidt. Motion carried unanimously 6-0.

There was a question from the Board asking if the subdivision of all the lots for this property have been filed with the County Clerks office?

Dennis Scibetta advised that there are 3 separate subdivisions coming from the original parent plot. There are 2 different surveyors doing the plans. At this point, they are not filed with the Clerk's office but are in the process of being done.

Chairman Ferguson advised that for final approval there will need to be proof that the subdivision has been filed with the County Clerk's office.

There being no further questions or concerns, **Mark Acker made a motion to grant preliminary approval to the one lot subdivision at the west end of 1025 Peck Road. Seconded by Mike Ingham. Motion carried unanimously 6-0.**

There being no further business to discuss, **a motion as made by Mark Acker to adjourn the meeting at 7:55 pm. Seconded by Bob Pelkey. Motion carried unanimously 6-0.**

Respectfully submitted,

Diane Brisson, Recording Secretary
Town of Parma Planning Board